



# First Quarter 2014 Financial Results

29 April 2014

- Singapore • Malaysia • Australia • China • Japan





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Financial Highlights

- ➔ **1Q 2014 DPU up 5.1% y-o-y to 1.24 cents (excluding one-time Toshin payout of 0.19 cents in 1Q 2013)**
  - Primarily led by strong performances from Singapore and Australia
- ➔ **Singapore portfolio continues to deliver**
  - Singapore Retail NPI grew 6.9% y-o-y in 1Q 2014 (excluding the one-time receipt of accumulated arrears net of expenses from Toshin master lease in 1Q 2013 for period June 2011 to December 2012)
  - Singapore Office achieved NPI growth of 10.8% y-o-y in 1Q 2014
- ➔ **Adding value in Australia**
  - Australia portfolio NPI up 9.9% y-o-y in 1Q 2014 on full-quarter contributions from Plaza Arcade
  - David Jones Building and Plaza Arcade asset redevelopment in planning stage
- ➔ **Continues to refine portfolio**
  - Divested Holon L in Tokyo, Japan for JPY1,026 million, which is at 6.0% premium to latest independent valuation as at 31 December 2013
- ➔ **Proactive capital management**
  - Extended average debt maturity to 3.3 years and diversified sources of funding following the issuance of S\$100m seven-year 3.5% unsecured fixed rate notes in February 2014
  - Borrowings are fully fixed or hedged via interest rate swaps and caps

1Q 2014 financial highlights  
(excluding one-time receipt of arrears from Toshin in 1Q 2013)  
**DPU of 1.24 cents, up 5.1% over 1Q 2013**



Period: 1 Jan – 31 Mar	1Q 2014	1Q 2013	% Change
Gross Revenue	\$49.2 mil	\$48.3 mil	1.8%
Net Property Income	\$39.1 mil	\$38.2 mil	2.5%
Income Available for Distribution	\$27.9 mil	\$26.0 mil	7.2%
Income to be Distributed to Unitholders	\$26.7 mil <sup>(1)</sup>	\$22.8 mil	16.9%
Income to be Distributed to CPU holder(s)	\$0.3 mil <sup>(2)</sup>	\$2.3 mil	(88.7%)
DPU (excluding "Toshin Payout")	1.24 cents <sup>(3)</sup>	1.18 cents <sup>(3) (4)</sup>	5.1%

**Notes:**

1. Approximately \$0.9 million of income available for distribution for 1Q 2014 has been retained for working capital requirements.
2. CPU distribution for 1Q 2014 is based on S\$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum. On 5 July 2013, 152,727,825 CPU have been converted into 210,195,189 new ordinary units. The remaining 20,334,750 CPUs are entitled to CPU distribution for 1Q 2014.
3. The computation of DPU for 1Q 2014 is based on the number of units in issue as at 31 March 2014 of 2,153,218,267 units (2013: 1,943,023,078 units).
4. Excluding one-time DPU payout of 0.19 cents per unit for receipt of accumulated rental arrears net of expenses from Toshin master lease between June 2011 to December 2012 in 1Q 2013 ("Toshin Payout").

# 1Q 2014 financial highlights

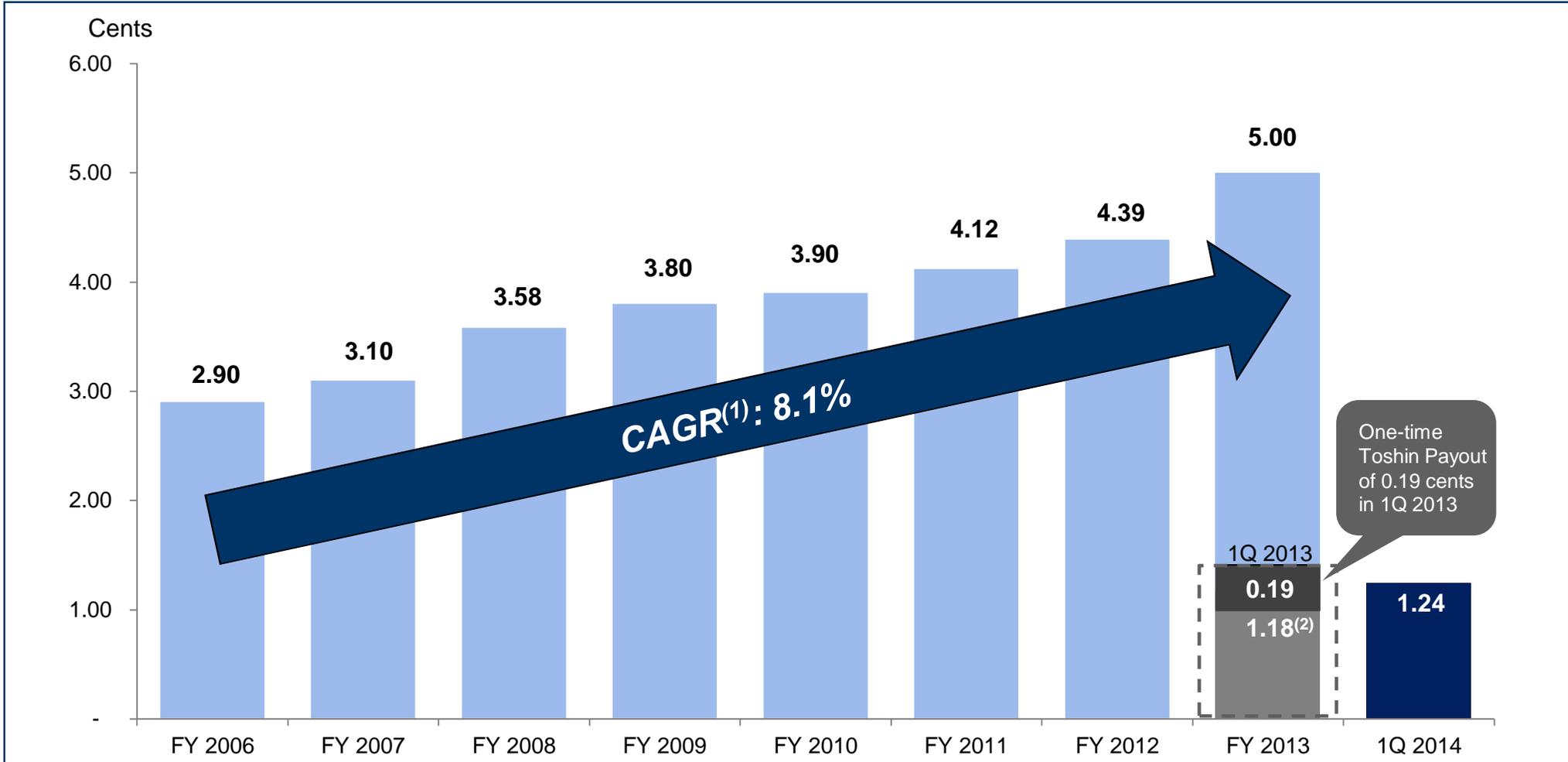


Period: 1 Jan – 31 Mar	1Q 2014	1Q 2013 <sup>(1)</sup>	% Change
Gross Revenue	\$49.2 mil	\$53.6 mil	(8.3%)
Net Property Income	\$39.1 mil	\$41.9 mil	(6.7%)
Income Available for Distribution	\$27.9 mil	\$29.8 mil	(6.4%)
Income to be Distributed to Unitholders	\$26.7 mil <sup>(2)</sup>	\$26.6 mil	0.3%
Income to be Distributed to CPU holder(s)	\$0.3 mil <sup>(3)</sup>	\$2.3 mil	(88.7%)
DPU	1.24 cents <sup>(4)</sup>	1.37 cents <sup>(4) (5)</sup>	(9.5%)

## Notes:

1. Including receipt of accumulated rental arrears from the Toshin master lease between June 2011 to December 2012 in 1Q 2013.
2. Approximately \$0.9 million of income available for distribution for 1Q 2014 has been retained for working capital requirements.
3. CPU distribution for 1Q 2014 is based on S\$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum. On 5 July 2013, 152,727,825 CPU have been converted into 210,195,189 new ordinary units. The remaining 20,334,750 CPUs are entitled to CPU distribution for 1Q 2014.
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5. Including one-time DPU payout of 0.19 cents per unit for receipt of accumulated rental arrears net of expenses from Toshin master lease between June 2011 to December 2012 in 1Q 2013.

# DPU performance



**Notes:**

1. DPU from 1Q 2006 to 2Q 2009 have been restated to include the 963,724,106 rights units issued in August 2009.
2. Excluding one-time DPU payout of 0.19 cents per unit for receipt of accumulated rental arrears net of expenses from Toshin master lease between June 2011 to December 2012 in 1Q 2013 ("Toshin Payout").

# 1Q 2014 financial results



\$'000	1Q 2014	1Q 2013	% Change
<b>Gross Revenue</b>	<b>49,208</b>	<b>53,634</b>	<b>(8.3%)</b>
Less: Property Expenses	(10,098)	(11,696)	(13.7%)
<b>Net Property Income</b>	<b>39,110</b>	<b>41,938</b>	<b>(6.7%)</b>
Less: Fair Value Adjustment <sup>(1)</sup>	(28)	95	NM
Borrowing Costs	(7,356)	(7,580)	(3.0%)
Finance Income	197	121	62.8%
Management Fees	(3,662)	(3,507)	4.4%
Other Trust Expenses	(706)	(663)	6.5%
Tax Expenses <sup>(2)</sup>	(699)	(1,018)	(31.3%)
Gain/(Loss) on Divestment of Investment Property	364	(300)	NM
<b>Net Income After Tax <sup>(3)</sup></b>	<b>27,220</b>	<b>29,086</b>	<b>(6.4%)</b>
Add: Non-Tax Deductible/(Chargeable) items <sup>(4)</sup>	665	708	(6.1%)
<b>Income Available for Distribution</b>	<b>27,885</b>	<b>29,794</b>	<b>(6.4%)</b>
<b>Income to be Distributed to Unitholders</b>	<b>26,700</b>	<b>26,619</b>	<b>0.3%</b>
<b>Income to be Distributed to CPU holder(s)</b>	<b>256</b>	<b>2,262</b>	<b>(88.7%)</b>
<b>DPU (cents)</b>	<b>1.24</b>	<b>1.37</b>	<b>(9.5%)</b>
<b>DPU (excluding one-time Toshin payout) (cents)</b>	<b>1.24</b>	<b>1.18</b>	<b>5.1%</b>

**Notes:**

1. Being accretion of tenancy deposit stated at amortised cost in accordance with Financial Reporting Standard 39. This financial adjustment has no impact on the DPU.
2. Excludes deferred income tax.
3. Excludes changes in fair value of derivative instruments.
4. Includes certain finance costs, sinking fund provisions, straight-line rent and fair value adjustment and trustee fees.

# 1Q 2014 financial results



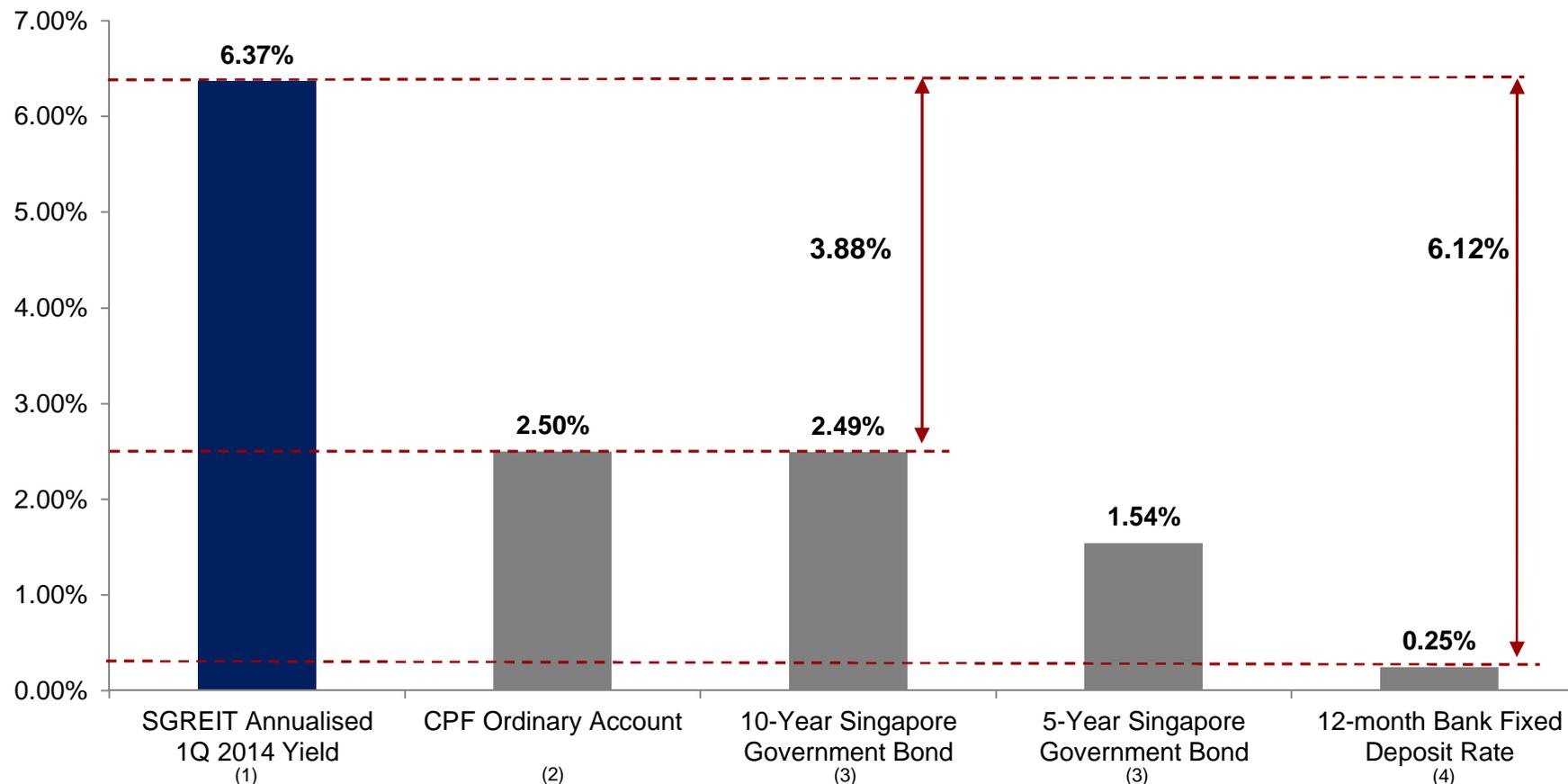
Revenue			
\$'000	1Q 2014	1Q 2013	% Change
<b>Wisma Atria</b>			
Retail <sup>(1)</sup>	14,493	13,766	5.3%
Office <sup>(1)</sup>	2,811	2,525	11.3%
<b>Ngee Ann City</b>			
	<i>Includes one-time receipt of rental arrears from Toshin of approximately \$5.3 mil</i>		
Retail <sup>(2)</sup>	11,955	16,601	(28.0%)
Office <sup>(1)</sup>	3,669	3,402	7.8%
<b>Malaysia</b>	7,354	7,648	(3.8%)
<b>Australia</b> <sup>(4)</sup>	4,811	4,143	16.1%
<b>Chengdu</b> <sup>(5)</sup>	2,835	4,021	(29.5%)
<b>Japan portfolio</b> <sup>(6)</sup>	1,280	1,528	(16.2%)
<b>Total</b>	<b>49,208</b>	<b>53,634</b>	<b>(8.3%)</b>

Net Property Income			
\$'000	1Q 2014	1Q 2013	% Change
<b>Wisma Atria</b>			
Retail <sup>(1)</sup>	11,003	10,221	7.7%
Office <sup>(1)</sup>	2,088	1,824	14.5%
<b>Ngee Ann City</b>			
	<i>Includes one-time receipt of rental arrears from Toshin (net of expenses) of approximately \$3.8 mil</i>		
Retail <sup>(2)</sup>	9,781	12,998	(24.7%)
Office <sup>(1)</sup>	2,970	2,742	8.3%
<b>Malaysia</b> <sup>(3)</sup>	6,987	7,430	(6.0%)
<b>Australia</b> <sup>(4)</sup>	3,622	3,297	9.9%
<b>Chengdu</b> <sup>(5)</sup>	1,645	2,508	(34.4%)
<b>Japan portfolio</b> <sup>(6)</sup>	1,014	918	10.5%
<b>Total</b>	<b>39,110</b>	<b>41,938</b>	<b>(6.7%)</b>

**Notes:**

1. Mainly due to positive rental reversions from new and renewed leases.
2. Mainly due to Toshin Payout. Excluding Toshin Payout, revenue and NPI in 1Q 2014 would be 5.7% and 6.0% higher than 1Q 2013 respectively.
3. Mainly due to depreciation of RM and higher property taxes accrued in the current quarter.
4. Mainly due to full-quarter contribution from Plaza Arcade, partially offset by depreciation of AUD.
5. Mainly due to lower revenue amidst increased competition, softening of retail market and government austerity measures.
6. Mainly due to depreciation of JPY and loss of contribution from divested properties, offset by reversal of provision for rental arrears in the current quarter.

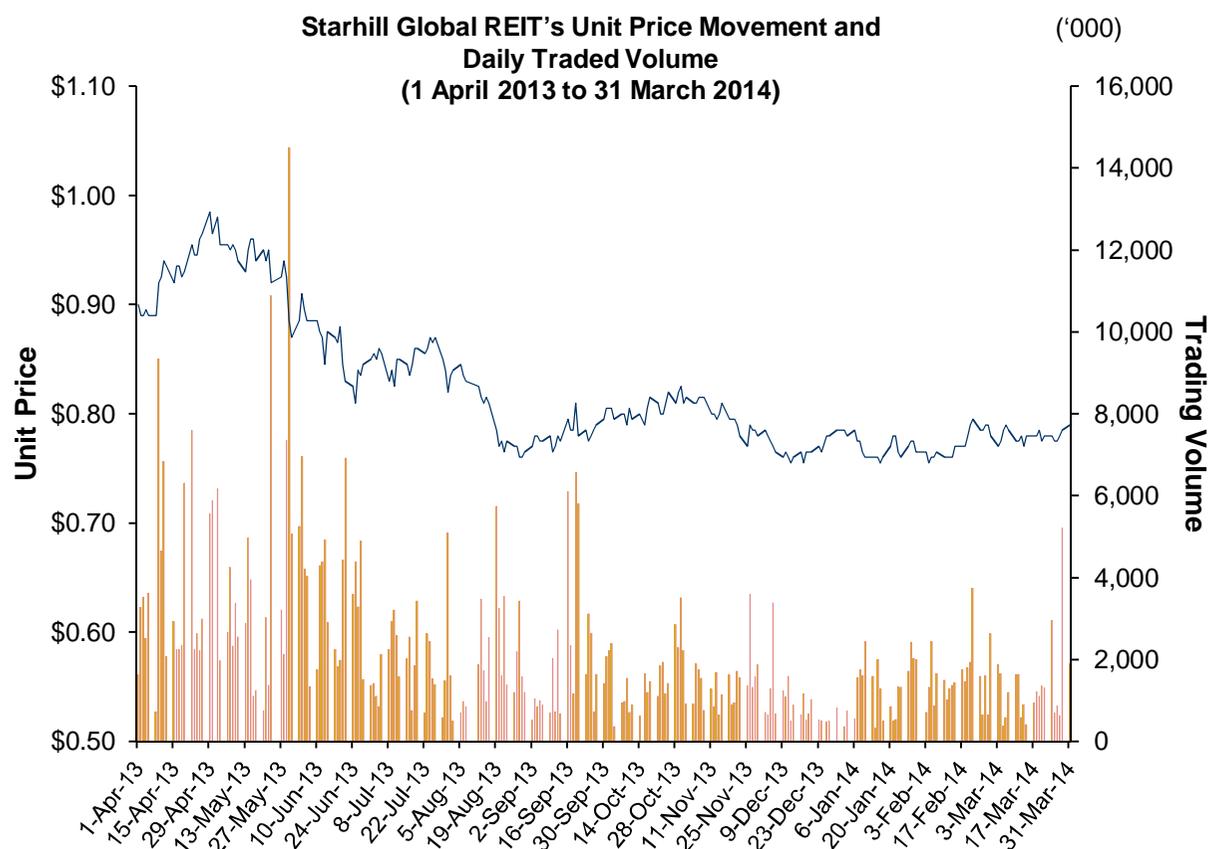
# Attractive trading yield versus other investment instruments



**Notes:**

- 1. Based on Starhill Global REIT's closing price of \$0.790 per unit as at 31 March 2014 and annualised 1Q 2014 DPU.
- 2. Based on interest paid on Central Provident Fund (CPF) ordinary account in March 2014 (Source: CPF website).
- 3. As at 31 March 2014 (Source: Singapore Government Securities website).
- 4. As at 31 March 2014 (Source: DBS website).

# Unit price performance



## Liquidity statistics

Average daily traded volume for 1Q 2014 (units) <sup>1</sup>	1.4 mil
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Estimated free float <sup>2</sup>	55%
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Market cap (SGD) <sup>3</sup>	\$1,701 mil
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Source: Bloomberg

**Notes:**

1. For the quarter ended 31 March 2014.
2. Free float as at 31 March 2014. The stake held by YTL Group is 36.3% while the stake held by AIA Group is 9.1%.
3. By reference to Starhill Global REIT's closing price of \$0.790 per unit as at 31 March 2014. The total number of units in issue is 2,153,218,267.

## Distribution timetable

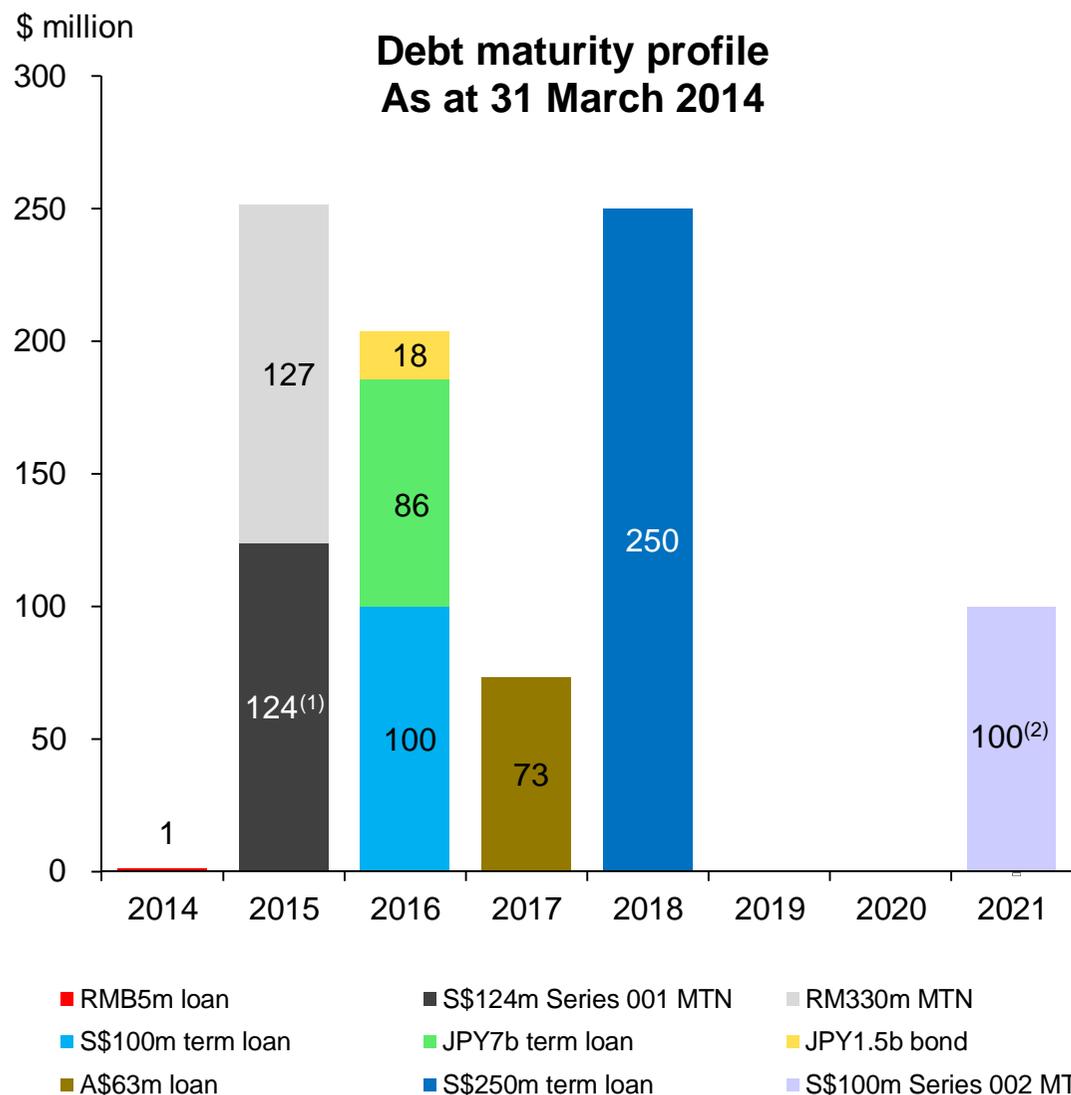
<b>Distribution Period</b>	<b>1 January to 31 March 2014</b>
<b>Distribution Amount</b>	<b>1.24 cents per unit</b>

### Distribution Timetable

<b>Notice of Books Closure Date</b>	29 April 2014
<b>Last Day of Trading on “Cum” Basis</b>	5 May 2014, 5.00 pm
<b>Ex-Date</b>	6 May 2014, 9.00 am
<b>Book Closure Date</b>	8 May 2014, 5.00 pm
<b>Distribution Payment Date</b>	30 May 2014

# Staggered debt maturity profile

## No refinancing requirement until June 2015



Total debt <sup>(3)</sup>	\$879 million
Gearing	29.6%
Interest cover <sup>(4)</sup>	5.4x
Average interest rate p.a. <sup>(5)</sup>	3.24%
Unencumbered assets ratio	80%
Fixed/hedged debt ratio <sup>(6)</sup>	100%
Weighted average debt maturity	3.3 years

### Notes:

- As at 31 March 2014, the Group has available undrawn long-term committed RCF lines to cover the \$124 million Series 001 MTN maturing in July 2015.
- The Group issued \$100 million seven-year 3.5% unsecured Series 002 MTN in February 2014. The net proceeds have been largely used to repay outstanding RCF and for working capital purposes.
- As at 31 March 2014. Currently SGREIT has approximately \$1.77 billion of untapped balance from its \$2 billion MTN programme.
- For the quarter ended 31 March 2014.
- As at 31 March 2014. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
- Includes interest rate derivatives such as interest rate swaps and caps.

## The Group issued \$100 million seven-year unsecured fixed rate notes

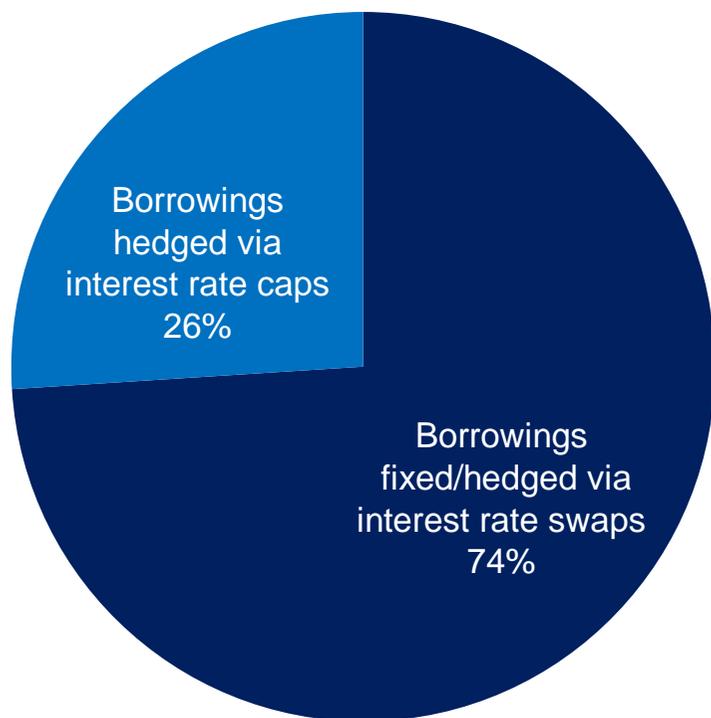
- Net proceeds largely used to repay outstanding RCF and for working capital purposes
- Diversified funding sources
- Extended debt maturity profile
- Well-staggered debt profile
- Attractive coupon rate of 3.5% p.a. for seven-year unsecured notes

	Dec 2013	Mar 2014	
<b>Gearing</b>	29.0%	<b>29.6%</b>	<b>Stable</b>
<b>Unencumbered assets ratio</b>	80%	<b>80%</b>	<b>Stable</b>
<b>Fixed/hedged debt ratio</b>	94%	<b>100%</b>	<b>Improved</b>
<b>Average debt maturity profile</b>	3.2 years	<b>3.3 years</b>	<b>Improved</b>
<b>Average interest rate p.a.</b>	3.03% <sup>(1)</sup>	<b>3.24%<sup>(1)</sup></b>	<b>Marginal increase</b>

**Note:**  
 1. Includes interest rate derivatives and benchmark rates but excludes upfront costs.

# Improved financial standing

## Borrowings fully fixed/hedged



- Borrowings are fully fixed/hedged via interest rate swaps and caps
- Mitigating the impact of interest rate fluctuation on distribution

Fixed/Hedged Debt	As at 31 Mar 2014
As a % of total gross borrowings	100%

Interest Rate Movement	% impact on 1Q 2014 annualised DPU
Assume +1% p.a. on floating rates	-2.0%
Assume +2% p.a. on floating rates	-3.0%
Assume +3% p.a. on floating rates	-3.4%

# Healthy balance sheet

## Total assets at \$3.0 billion



As at 31 March 2014	\$'000		NAV statistics	
Non Current Assets	2,869,215	<b>NAV Per Unit</b> (as at 31 March 2014) <sup>(1)</sup>	\$0.94	
Current Assets	96,942			
<b>Total Assets</b>	2,966,157	<b>Adjusted NAV Per Unit</b> (net of distribution)	\$0.92	
Current Liabilities	40,199	Closing price as at 31 March 2014	\$0.79	
Non Current Liabilities	912,667			
<b>Total Liabilities</b>	952,866	<b>Unit Price Premium/(Discount) To:</b>		
<b>Net Assets</b>	2,013,291		▪ NAV Per Unit	(16.0%)
<b>Unitholders' Funds</b>	1,992,911		▪ Adjusted NAV Per Unit	(14.1%)
<b>Convertible Preferred Units</b>	20,380	<b>Corporate Rating (S&amp;P)</b> <sup>(2)</sup>	BBB+	

### Notes:

1. The computation of NAV per unit is based on 2,153,218,267 units in issue as at 31 March 2014.
2. Upgraded to 'BBB+' from 'BBB' by S&P in July 2013, with a stable outlook.



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## Portfolio Performance Update

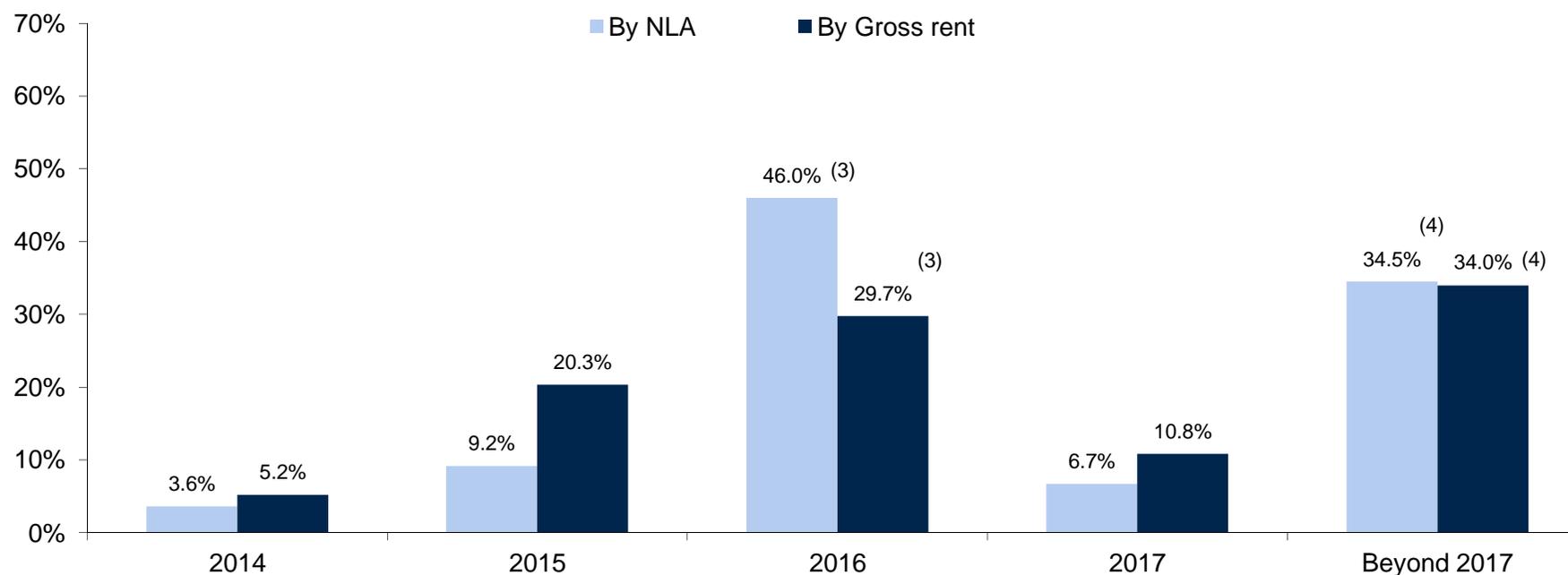
# Maintained high portfolio occupancy of 99.4%



As at	31 Dec 05	31 Dec 06	31 Dec 07	31 Dec 08	31 Dec 09	31 Dec 10	31 Dec 11	31 Dec 12	31 Dec 13	31 Mar 14
<i>Retail</i>	100.0%	100.0%	100.0%	98.3%	100.0%	99.1%	98.3%	99.8%	99.9%	99.3%
<i>Office</i>	92.8%	97.8%	98.7%	92.4%	87.2%	92.5%	95.3%	98.3%	99.0%	99.0%
<b>Singapore</b>	<b>97.3%</b>	<b>99.2%</b>	<b>99.5%</b>	<b>96.0%</b>	<b>95.1%</b>	<b>96.5%</b>	<b>97.1%</b>	<b>99.2%</b>	<b>99.5%</b>	<b>99.2%</b>
<b>Japan</b>	-	-	<b>100.0%</b>	<b>97.1%</b>	<b>90.4%</b>	<b>86.7%</b>	<b>96.3%</b>	<b>92.7%</b>	<b>89.8%</b>	<b>96.1%</b>
<b>China</b>	-	-	<b>100.0%</b>							
<b>Australia</b>	-	-	-	-	-	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.3%</b>	<b>98.9%</b>
<b>Malaysia</b>	-	-	-	-	-	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>SG REIT portfolio</b>	<b>97.3%</b>	<b>99.2%</b>	<b>99.6%</b>	<b>96.6%</b>	<b>95.4%</b>	<b>98.2%</b>	<b>98.7%</b>	<b>99.4%</b>	<b>99.4%</b>	<b>99.4%</b>

## Weighted average lease term of 6.2 and 5.1 years (by NLA and gross rent respectively)

**Portfolio Lease Expiry (as at 31 Mar 2014) <sup>(1)(2)</sup>**

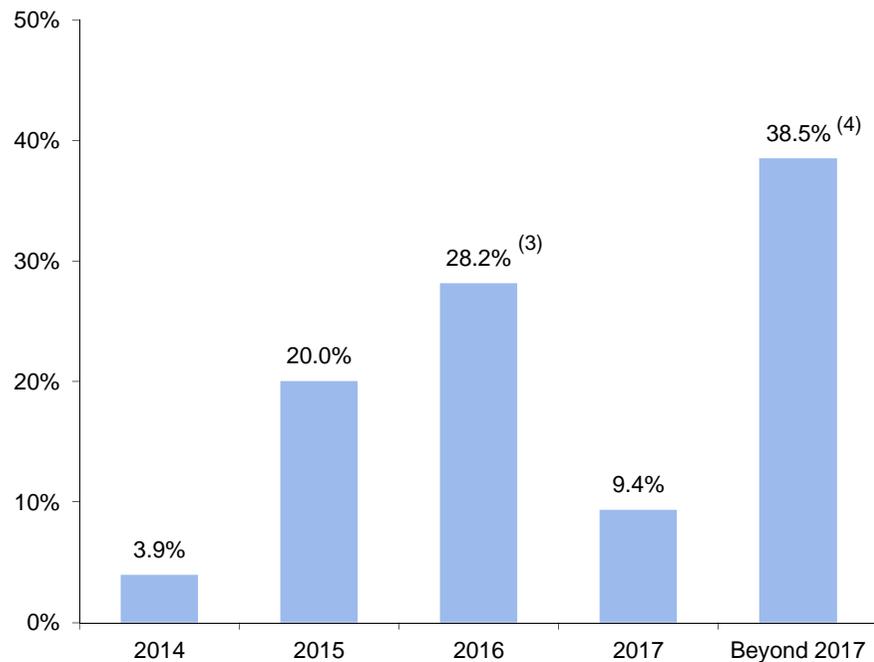


**Notes:**

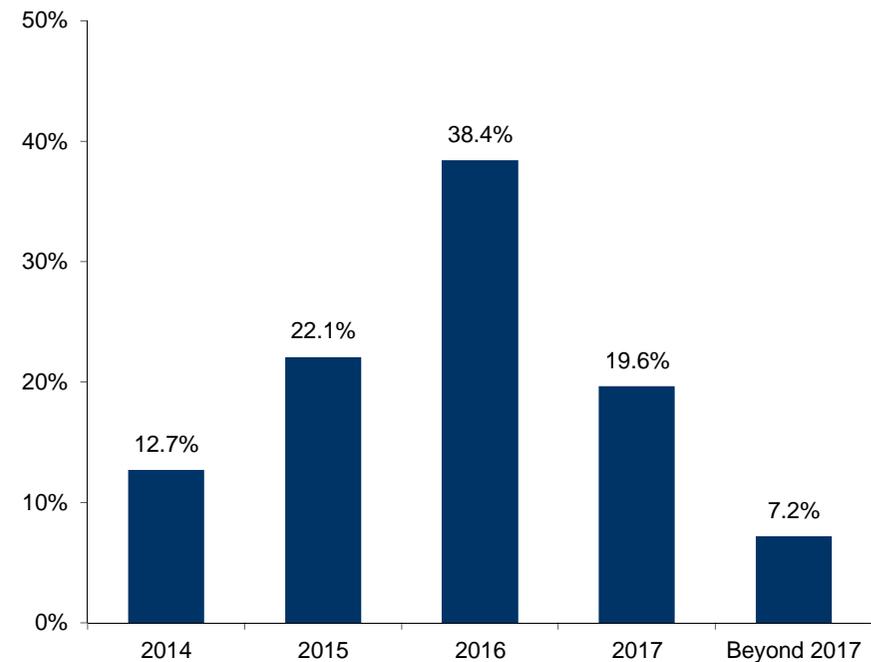
1. Portfolio lease expiry schedule includes SGREIT's properties in Singapore, Malaysia, Australia and Japan but excludes Renhe Spring Zongbei Property, China which operates as a department store with mostly short-term concessionaire leases running 3-12 months.
2. Lease expiry schedule based on committed leases as at 31 March 2014.
3. Includes the master tenant leases in Malaysia that enjoy fixed rental escalation and have an option to be renewed for a further 3-year term from 2016.
4. Includes the Toshin master lease that expires in 2025 and the long-term lease in Australia that enjoys periodic rental escalation.

# Portfolio lease expiry profile

**Retail Lease Expiry Profile by Gross Rents  
(as at 31 Mar 2014) <sup>(1)</sup>**



**Office Lease Expiry Profile By Gross Rents  
(as at 31 Mar 2014) <sup>(2)</sup>**



**Notes:**

1. Includes SGREIT's properties in Singapore, Malaysia, Australia and Japan but excludes Renhe Spring Zongbei Property, China which operates as a department store with mostly short-term concessionaire leases running 3-12 months.
2. Comprises Wisma Atria and Ngee Ann City office properties only.
3. Includes the master tenant leases in Malaysia that enjoy fixed rental escalation and have an option to be renewed for a further 3-year term from 2016.
4. Includes the Toshin master lease that expires in 2025 and the long-term lease in Australia that enjoys periodic rental escalation.

## Singapore – Wisma Atria Property (Retail)

Continued strong performance

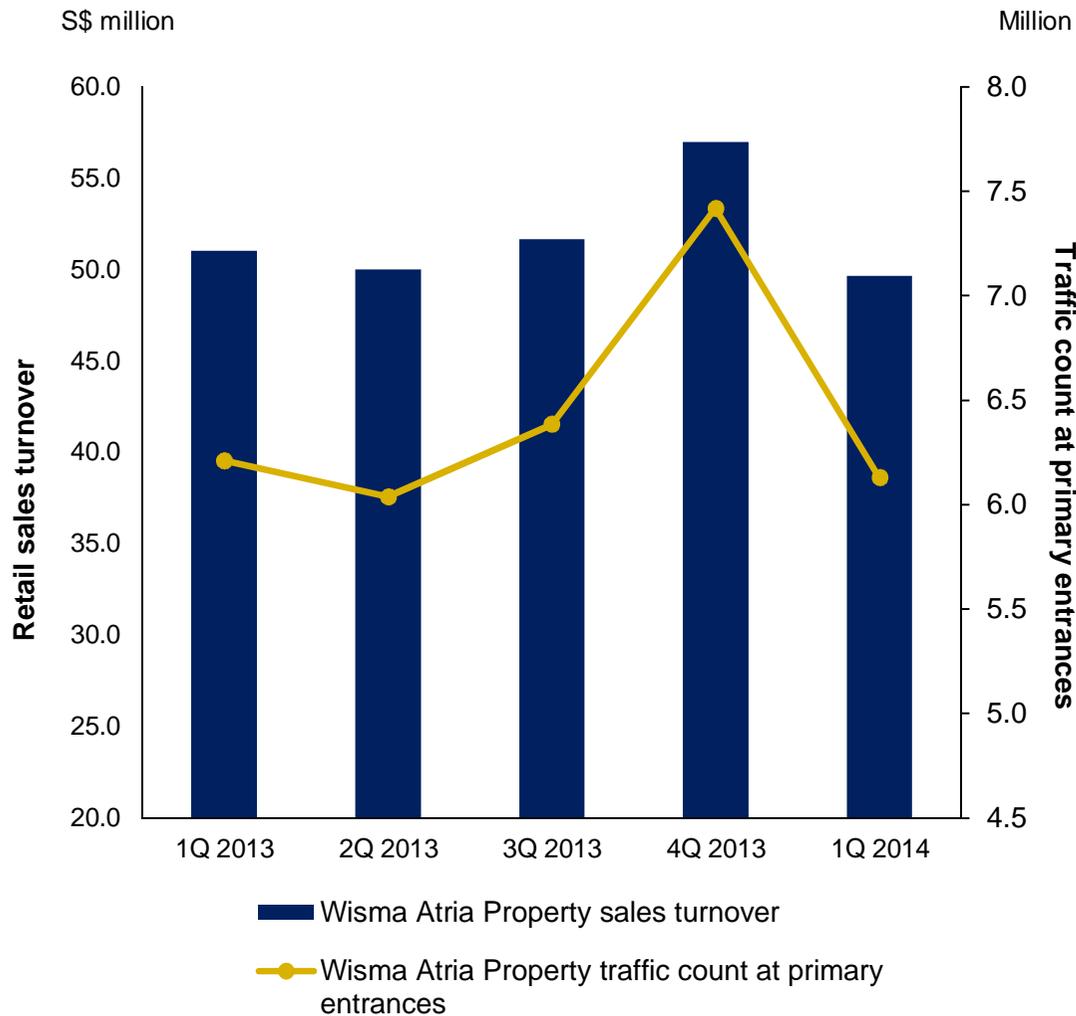
- 1Q 2014 revenue increased 5.3% y-o-y while NPI is up 7.7% y-o-y
- Positive rental reversions of 8.9% for leases committed in 1Q 2014
- Improvements were largely driven by positive rental reversions following the mall's ongoing asset repositioning to enhance shoppers' experience
- Wisma Atria Property (Retail) is 98.0% occupied as at 31 March 2014



*New tenant, Omakase Burger, opened its first Orchard Road restaurant on 25 April 2014*

# Singapore – Wisma Atria Property (Retail)

## Ongoing tenant relocations and renovations



- ➔ Tenant sales decreased marginally by 3% y-o-y to S\$49.7 million in 1Q 2014, due to ongoing tenant relocations and renovations
- ➔ This translates to a sales efficiency of S\$130 psf

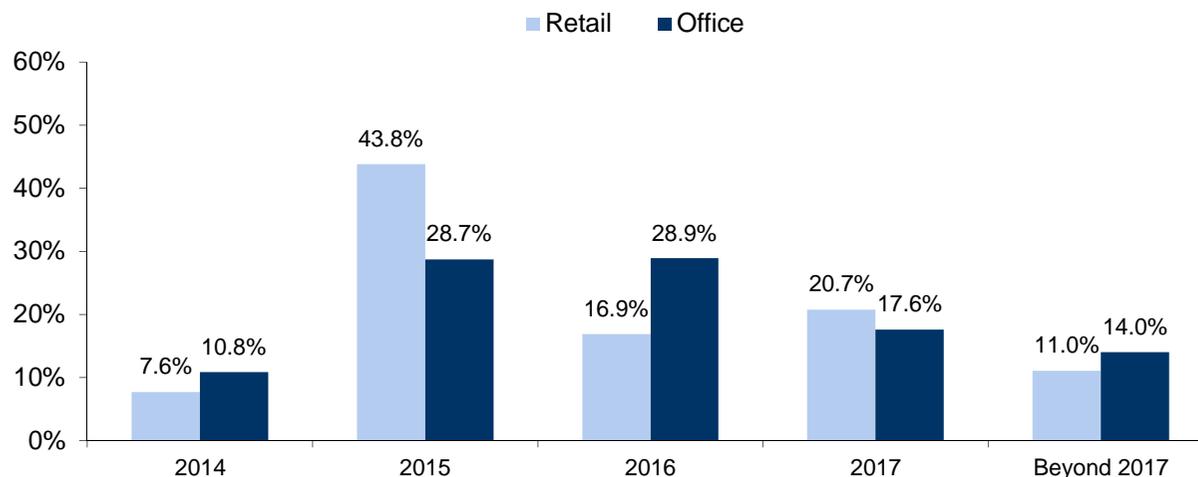


# Singapore – Wisma Atria Property

## High occupancy and positive rent reversions



Lease expiry schedule (by gross rent) as at 31 Mar 2014



→ Committed occupancy: 98.9%

- Retail : 98.0%
- Office : 100.0%

→ Active lease management

- Retail: Positive rental reversions of 8.9% were achieved for leases committed in 1Q 2014
- Office: Full occupancy maintained. Together with Ngee Ann City Property (Office), positive rental reversions of 11.7% were achieved for leases committed in 1Q 2014

Committed occupancy rates (by NLA)

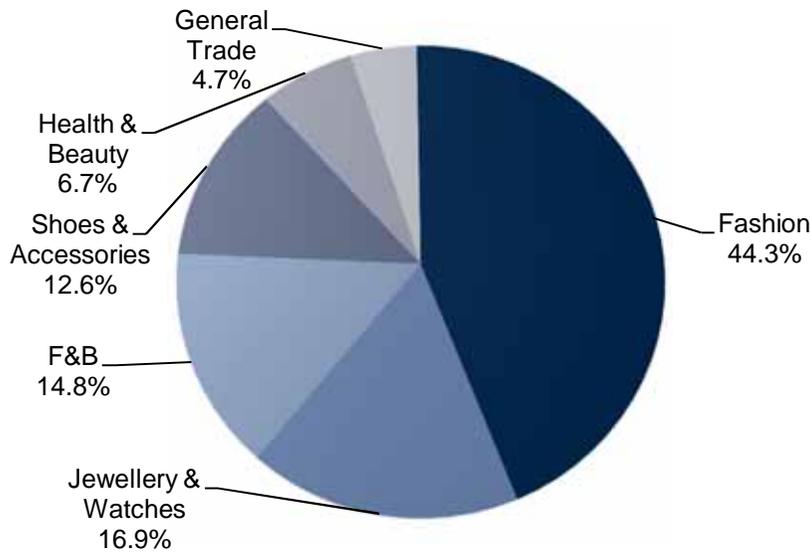


# Singapore – Wisma Atria Property

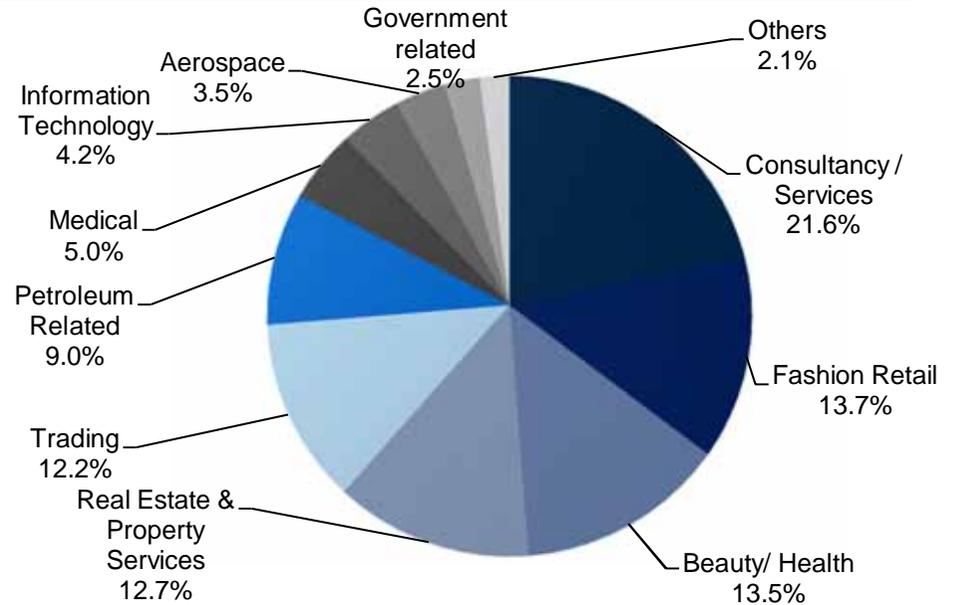
## Diversified tenant base



**WA retail trade mix – by % gross rent**  
(as at 31 Mar 2014)



**WA office trade mix – by % gross rent**  
(as at 31 Mar 2014)



## Singapore – Ngee Ann City Property (Retail)

Higher rents from master tenant

- Excluding one-time receipt of accumulated rental arrears net of expenses from the Toshin master lease in 1Q 2013, 1Q 2014 revenue increased 5.7% y-o-y and NPI increased 6.0% y-o-y
- Improvements were largely driven by the upward rent reversion from the rent review exercise with Toshin following the renewal of master lease from June 2013
- Ngee Ann City Property (Retail) is fully occupied as at 31 March 2014

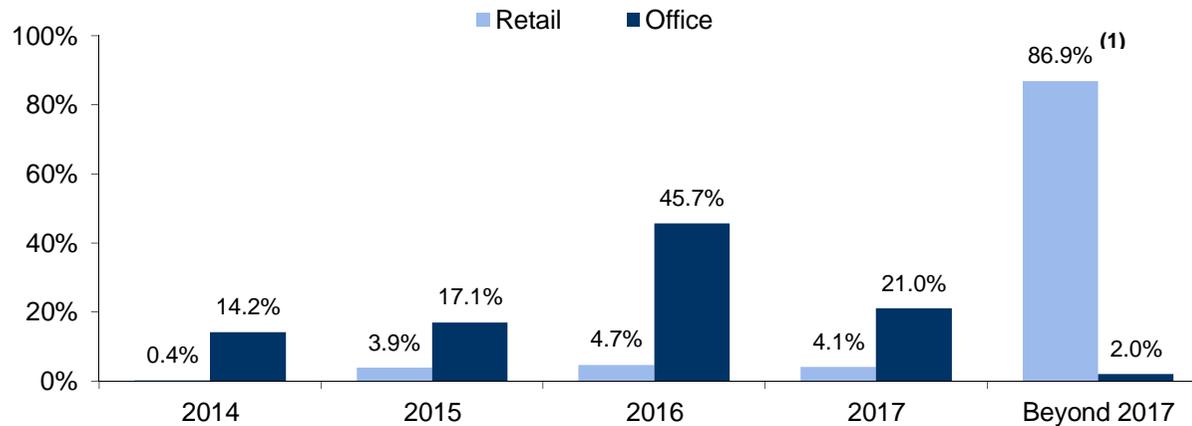


# Singapore – Ngee Ann City Property

## High occupancy and positive rent reversions



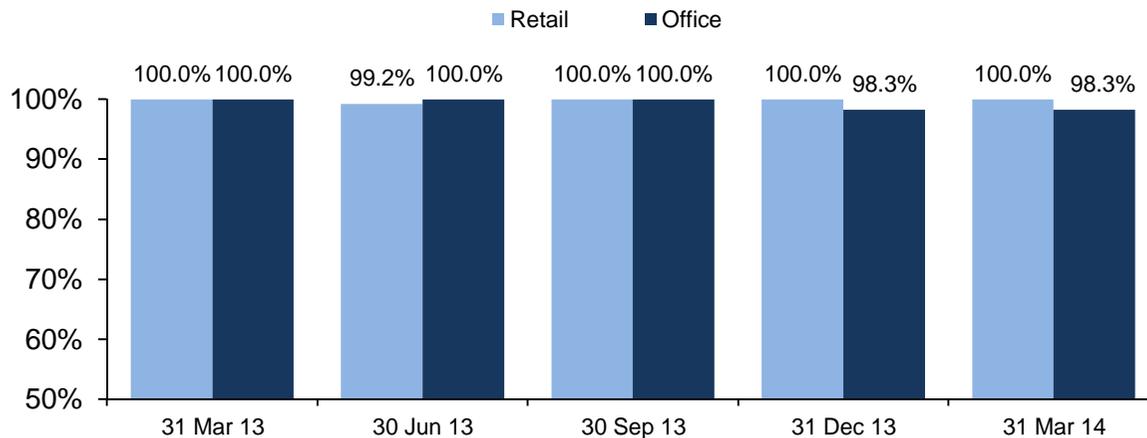
Lease expiry schedule (by gross rent) as at 31 Mar 2014



**Note:**

1. Includes the master tenancy lease with Toshin Development Singapore Pte Ltd subject to a rent review every 3 years.

Committed occupancy rates (by NLA)



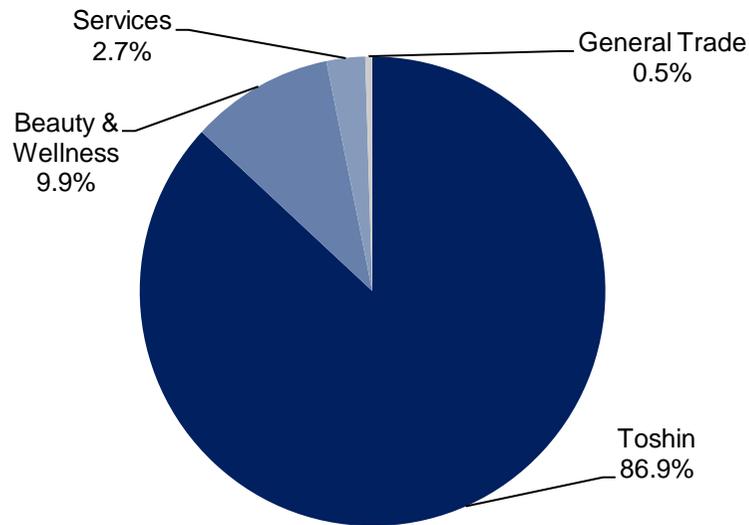
- ➔ Committed occupancy : 99.4%
  - Retail : 100.0%
  - Office : 98.3%
- ➔ Active lease management
  - Retail: Contributions from the 6.7% rental uplift from master tenant's lease renewal in 2Q 2013
  - Office: Together with Wisma Atria Property (Office), positive rental reversions of 11.7% were achieved for leases committed in 1Q 2014

# Singapore – Ngee Ann City Property

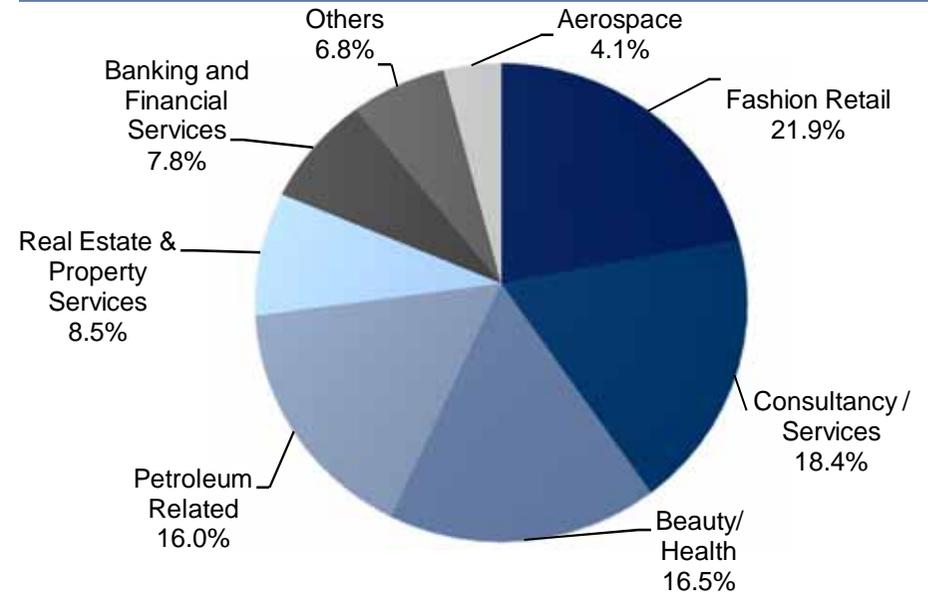
## Stable of luxury tenants



NAC retail trade mix – by % gross rent  
(as at 31 Mar 2014)



NAC office trade mix – by % gross rent  
(as at 31 Mar 2014)



# Singapore offices

Continued strong demand for niche office space



- ➔ 1Q 2014 NPI growth of 10.8% y-o-y
- ➔ Healthy demand and limited new supply of office space in Orchard Road benefitted the office segment
- ➔ Overall office occupancy at 99.0% as at 31 March 2014
- ➔ Positive rental reversion of 11.7% for leases committed in 1Q 2014



Ermenegildo Zegna Singapore Office, Wisma Atria Property

## Key office tenants

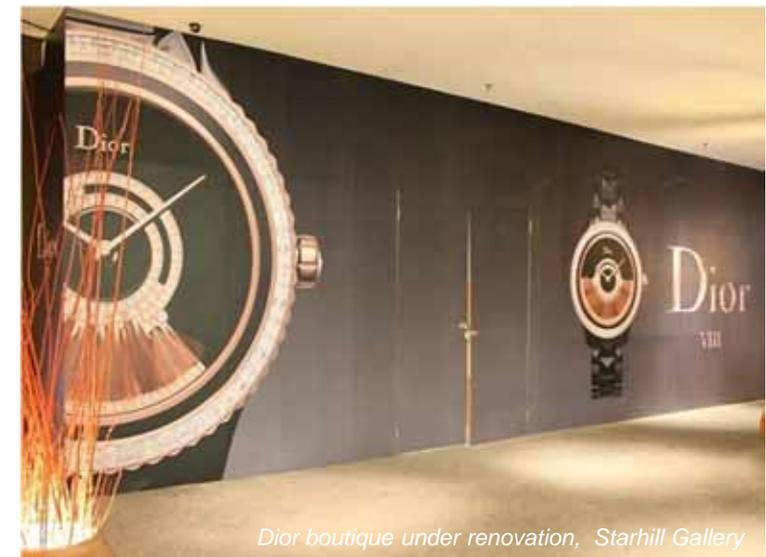


Ralph Lauren Singapore Office, Ngee Ann City Property

## Malaysia – Starhill Gallery and Lot 10 Property Continues to up the ante in luxury shopping experience

STARHILL  
GLOBAL REIT

- ➔ 1Q 2014 revenue and NPI eased by 3.8% and 6.0% respectively
- ➔ The decrease is due to depreciation of Malaysian Ringgit against Singapore Dollar, and the impact of increased property taxes
- ➔ The Malaysia portfolio continues to benefit from a 7.2% rental uplift from its master tenant in respect of the lease extension for a further 3 years from 28 June 2013, where the step-up rental income has been straight-lined over the fixed term of 3+3 years
- ➔ Starhill Gallery continues to up the ante in luxury shopping experience with its recent Starhill Gallery Fashion Week 2014; while Dior is revamping and doubling the size of its store to ~6,200 sq ft, and the new boutique is slated to open in 2Q 2014



*Dior boutique under renovation, Starhill Gallery*



*Starhill Gallery Fashion Week 2014:  
A three-day fashion showcase of collections available  
exclusively at Starhill Gallery*

# Australia – David Jones Building & Plaza Arcade

9.9% higher NPI boosted by contribution from Plaza Arcade acquisition

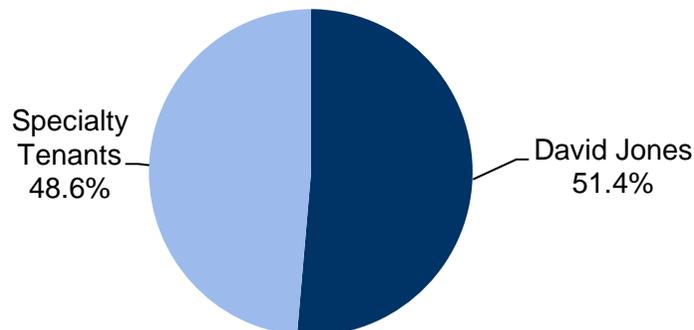


- ➔ 1Q 2014 revenue up 16.1% and NPI up 9.9%, with contribution from Plaza Arcade acquisition in March 2013
- ➔ Portfolio occupancy at 98.9% as at 31 March 2014
- ➔ Retail sentiments remain positive as reflected by the 0.2% rise in national retail turnover in February 2014, following a 1.2% rise in January 2014. Western Australia was among the strongest with a 0.4% month-on-month growth in February 2014
- ➔ Perth is attracting major international retailers such as Topshop and Zara
- ➔ Asset redevelopment plans to tap unutilised space between David Jones Building and Plaza Arcade are in planning stage



David Jones Building & Plaza Arcade

Retail trade mix – by % gross rent of both assets (as at 31 Mar 2014)



Jeanswest, David Jones Building

# China – Renhe Spring Zongbei Property

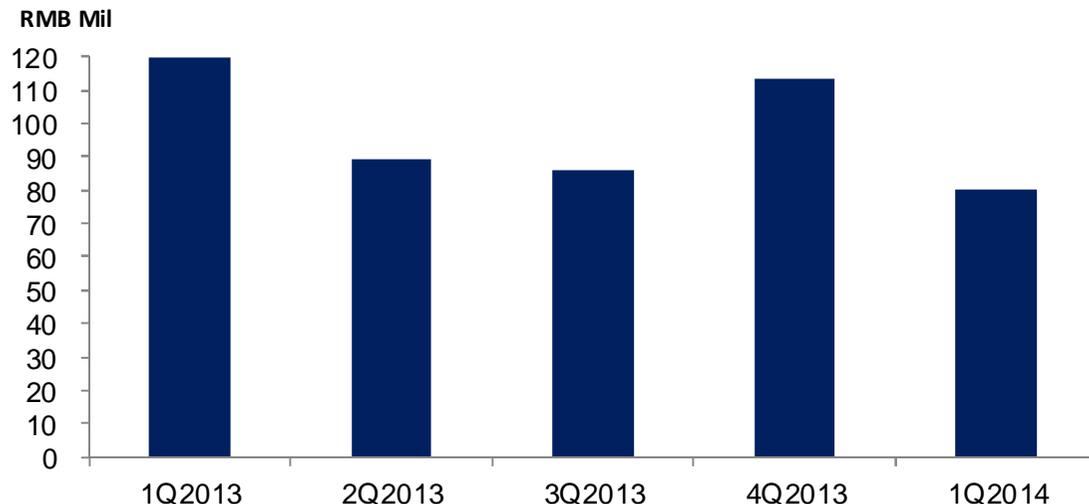
Impacted by new and upcoming retail mall supply and soft luxury retail market



- ➔ In SGD terms, NPI in 1Q 2014 decreased 34.4% y-o-y mainly due to lower revenue amid increased competition from a large supply of new retail malls in the city, as well as softer consumer sentiments in the luxury segment as the Chinese Government continues its austerity campaign
- ➔ Tenancy mix will continue to be fine-tuned with more promotions aimed at increasing VIP customer base
- ➔ The China portfolio contributes less than 8% of the Group's revenue



Zongbei quarterly sales performance

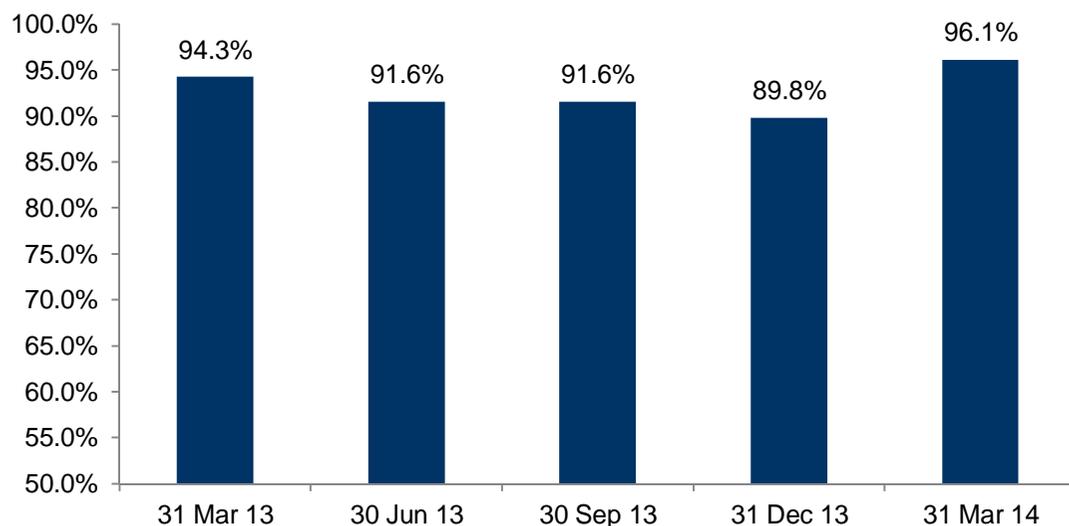


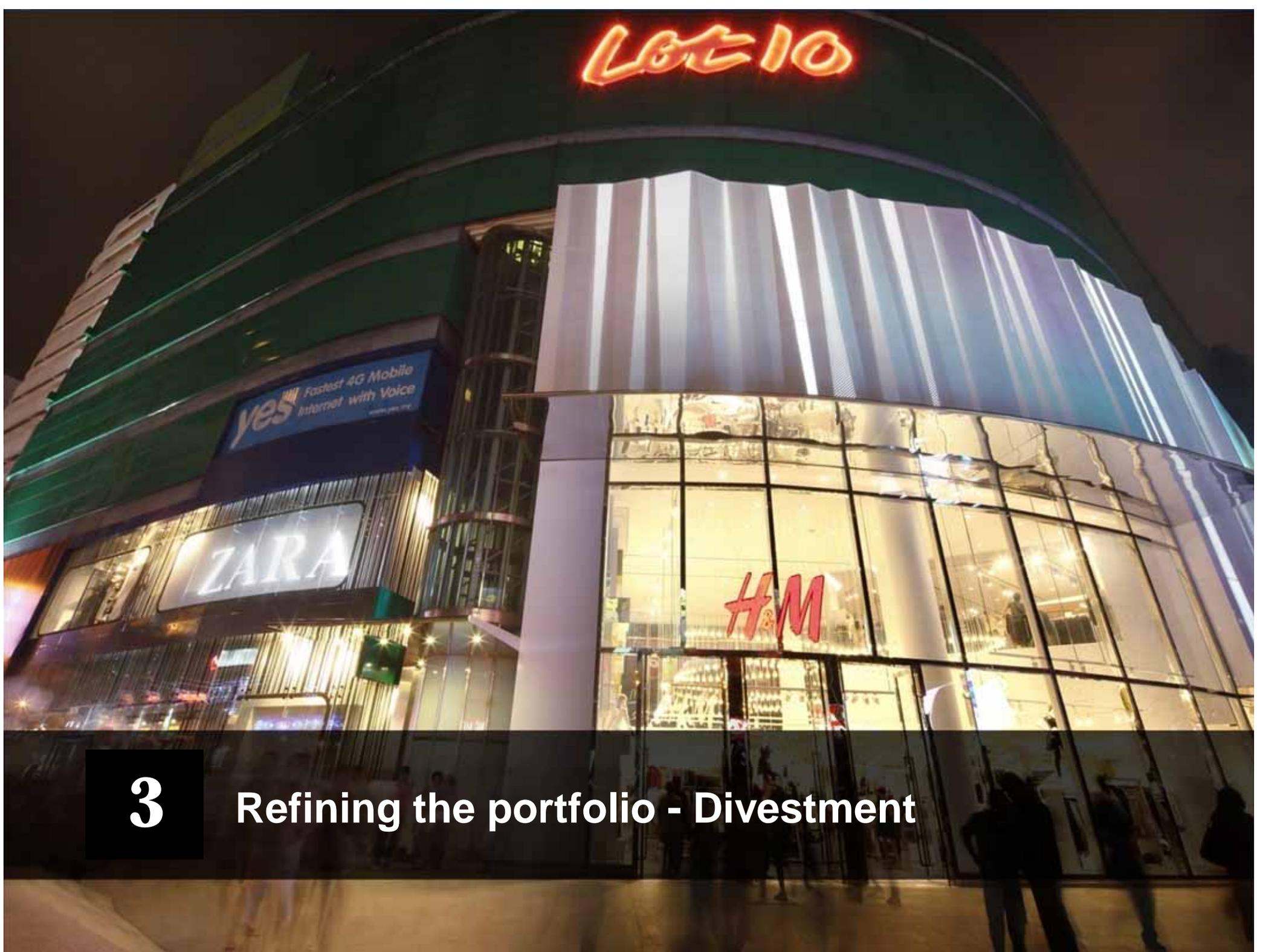
# Japan Properties

## Improved occupancies

- ➔ In SGD terms, revenue in 1Q 2014 decreased by 16.2% y-o-y, mainly due to loss of contribution from Roppongi Primo following its divestment in 1Q 2013 and depreciation of the Yen against the Singapore Dollar. NPI in 1Q 2014 increased 10.5% y-o-y mainly due to lower expenses in 1Q 2014
- ➔ Overall portfolio occupancies improved to 96.1% as at 31 March 2014
- ➔ The portfolio is hedged by Yen denominated debt, mitigating the FX volatility
- ➔ The Japan portfolio contributes less than 3% of the Group's revenue

### Committed occupancy rates





**3**

**Refining the portfolio - Divestment**

# Divestment of Holon L, Tokyo, Japan on 19 March 2014

## 6.0% premium to latest valuation



- ➔ Attractive sale price of JPY1,026.0 million represents a 6.0% premium to the independent valuation<sup>(1)</sup> and yield of 4.03%
- ➔ One of the smallest non-core assets, accounting for 11.5% of the Japan portfolio and 0.4% of the SGREIT's portfolio by asset size
- ➔ Proceeds will be used to substantially repay Yen borrowings and for working capital purposes
- ➔ Recent devaluation of the Yen against the Singapore Dollar is not expected to have any material impact on this transaction as SGREIT's Japan assets were fully hedged with Yen borrowings

Sale price	JPY1,026 million
Valuation <sup>(1)</sup>	JPY968 million
Premium to valuation	6.0%
FY13 NPI yield	4.27% (over valuation); 4.03% (over price)
Completion date	19 March 2014

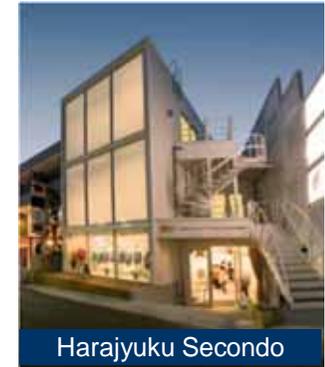
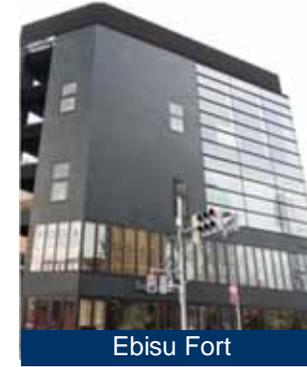


Holon L property

Note:  
1. As at 31 Dec 2013

# Part of SGREIT's strategy to refine and strengthen portfolio

- Divestment is SGREIT's strategy to refine portfolio and strengthen its portfolio of prime retail assets in the Asia Pacific region
- SGREIT's Japan portfolio will now consist of 5 properties, contributing 2.6% of Group's FY 2013 revenue (from 2.8%) and 3.2% of Group's asset value as at 31 December 2013 (from 3.5%)





**4**

**Outlook**

**Delivering  
stable  
long-term  
returns  
to Unitholders**

**Strengthened global economic growth**

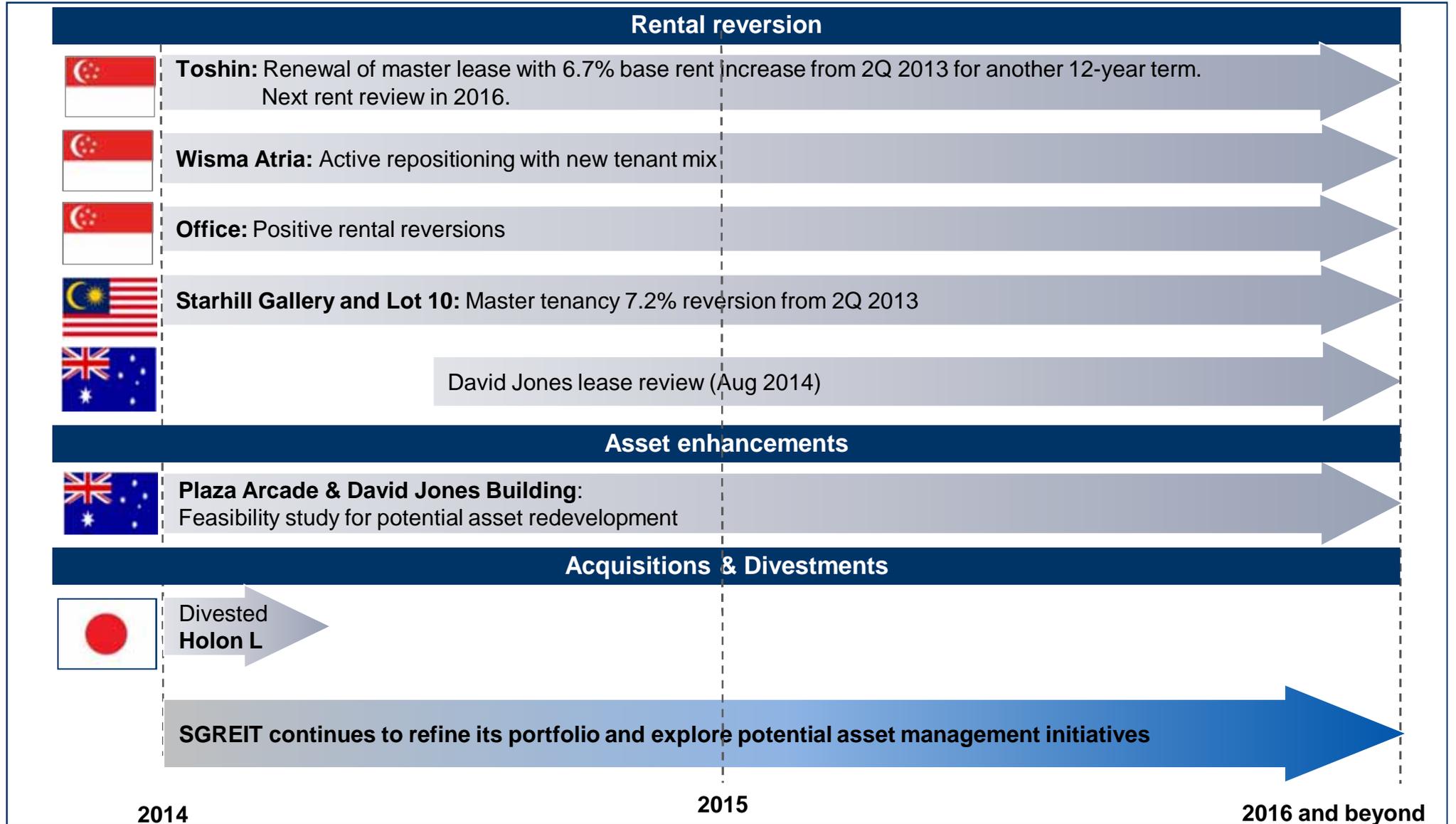
- Global economic growth has broadly strengthened and the International Monetary Fund expects further improvement of 3.6% growth in 2014
- The Asian Development Bank projects Asia to grow steadily at 6.2% in 2014  
*(Source: International Monetary Fund and Asian Development Bank)*

**Tourism growth in Asia Pacific region**

- Tourism growth and consumption in the Asia Pacific region remains encouraging
- Singapore Tourism Board forecasts visitor arrivals to grow from 15.5 million in 2013, to between 16.3 million and 16.8 million in 2014; generating tourism receipts of between S\$23.8 million and S\$24.6 million

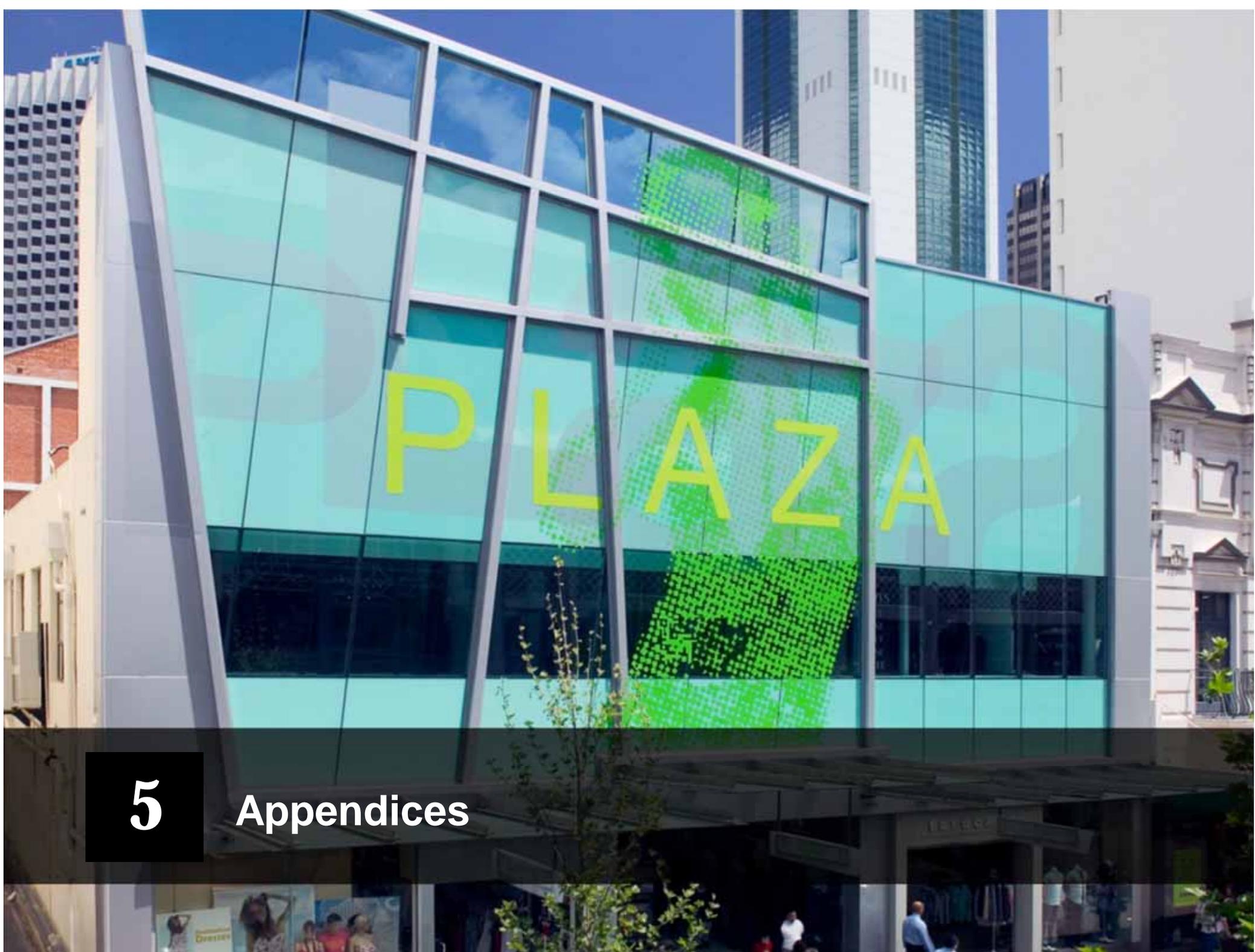
**Focus on strengths**

- SGREIT will continue to refine its portfolio and explore potential asset management initiatives



# Summary – Well positioned for growth

<b>Quality Assets: Prime Locations</b>	<ul style="list-style-type: none"> <li>■ 12 mid to high-end retail properties in five countries               <ul style="list-style-type: none"> <li>- Singapore and Malaysia make up ~86% of total assets. Australia, China and Japan account for the balance of the portfolio</li> </ul> </li> <li>■ Quality assets with strong fundamentals strategically located with high shopper traffic</li> </ul>
<b>Strong Financials: Financial Flexibility</b>	<ul style="list-style-type: none"> <li>■ Healthy gearing at 29.6% with debt headroom</li> <li>■ No other debt refinancing requirement until June 2015</li> <li>■ Corporate rating of 'BBB+' by Standard &amp; Poor's</li> <li>■ S\$2 billion unsecured MTN programme rating of 'BBB+' by Standard &amp; Poor's</li> </ul>
<b>Developer Sponsor: Strong Synergies</b>	<ul style="list-style-type: none"> <li>■ Strong synergies with the YTL Group, one of the largest companies listed on the Bursa Malaysia with total assets of about US\$17.0 billion as at 31 March 2014</li> <li>■ Global presence with track record of success in real estate development and property management</li> </ul>
<b>Management Team: Proven Track Record</b>	<ul style="list-style-type: none"> <li>■ Demonstrated strong sourcing ability and execution by acquiring 4 quality malls over the last 5 years               <ul style="list-style-type: none"> <li>- DJ Building and Plaza Arcade (Perth, Australia), Starhill Gallery and Lot 10 (Kuala Lumpur, Malaysia)</li> </ul> </li> <li>■ Asset redevelopment of Wisma Atria and Starhill Gallery demonstrates the depth of the manager's asset management expertise</li> <li>■ International and local retail and real estate experience</li> </ul>

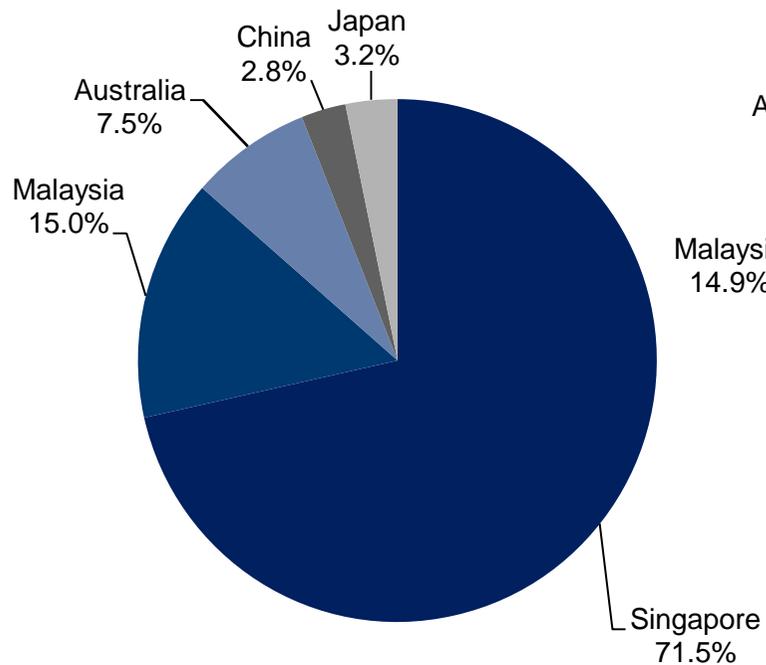


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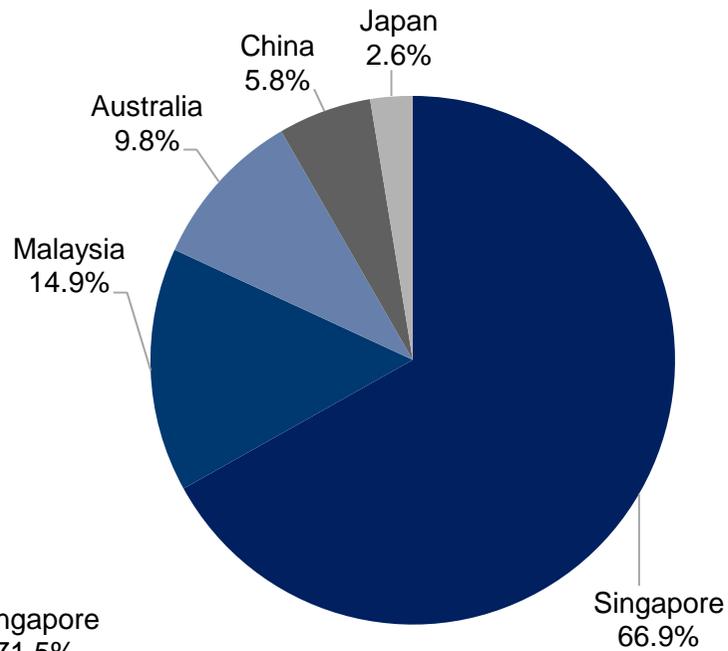
Appendices

Approximately 86% of total asset value attributed to Singapore and Malaysia

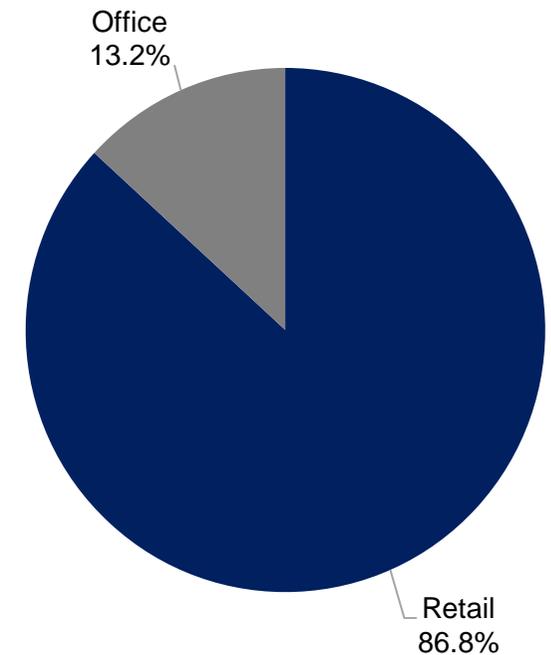
ASSET VALUE  
BY COUNTRY AS AT 31 MAR 2014



1Q 2014 GROSS REVENUE  
BY COUNTRY



1Q 2014 GROSS REVENUE  
BY RETAIL/OFFICE



## Top 10 tenants contribute 55.8% of portfolio gross rents



Tenant Name	Property	% of Portfolio Gross Rent <sup>(1) (2)</sup>
Toshin Development Singapore Pte Ltd	Ngee Ann City, Singapore	21.2%
YTL Group <sup>(3)</sup>	Ngee Ann City & Wisma Atria, Singapore Starhill Gallery & Lot 10, Malaysia	16.8%
David Jones Limited	David Jones Building, Australia	5.0%
Cortina Watch Pte Ltd	Ngee Ann City & Wisma Atria, Singapore	2.3%
Cotton On Singapore Pte Ltd	Wisma Atria, Singapore	2.1%
FJ Benjamin Lifestyle Pte Ltd	Wisma Atria, Singapore	2.1%
BreadTalk Group	Wisma Atria, Singapore	1.8%
Wing Tai Retail Management Pte Ltd	Wisma Atria, Singapore	1.8%
Coach Singapore Pte Ltd	Ngee Ann City & Wisma Atria, Singapore	1.5%
Charles & Keith Group	Wisma Atria, Singapore	1.2%

**Notes:**

1. For the month of March 2014.
2. The total portfolio gross rent is based on the gross rent of all the properties including the Renhe Spring Zongbei Property.
3. Consists of Katagreen Development Sdn Bhd, YTL Singapore Pte Ltd, YTL Starhill Global REIT Management Limited and YTL Starhill Global Property Management Pte Ltd.

# Singapore – Wisma Atria Property



Address	435 Orchard Road, Singapore 238877
Description	<p>Wisma Atria comprises a podium block with four levels and one basement level of retail, three levels of car parking space and 13 levels of office space in the office block.</p> <p>Starhill Global REIT's interest in Wisma Atria comprises 257 strata lots representing 74.23% of the total share value of the strata lots in Wisma Atria (Wisma Atria Property).</p>
Net lettable area	226,130 sq ft <sup>(1)</sup> (Retail - 127,241 sq ft; Office - 98,889 sq ft)
Number of tenants	125 <sup>(1)</sup>
Selected Tenants	<ul style="list-style-type: none"> <li>• Tory Burch</li> <li>• Coach</li> <li>• i.t.</li> <li>• Omega</li> <li>• Tag Heuer</li> <li>• TimeWise by Cortina Watch</li> <li>• Paris Baguette</li> <li>• Victoria's Secret</li> </ul>
Title	Leasehold estate of 99 years expiring on 31 March 2061
Valuation	S\$961.5 million <sup>(1)</sup>



- ➔ Retail and office development located on Orchard Road, Singapore's premier shopping belt, with approximately 100 metres of prime street frontage
- ➔ The mall's underground pedestrian linkway connects Wisma Atria to the Orchard MRT station and Ngee Ann City

**Note:**  
1. As at 31 December 2013.

# Singapore – Ngee Ann City Property

Address	391/391B Orchard Road, Singapore 238874
Description	<p>Ngee Ann City is a commercial complex with 18 levels of office space in the twin office tower blocks (Tower A and B) and a seven-storey podium with three basement levels comprising retail and car parking space.</p> <p>Starhill Global REIT's interest in Ngee Ann City comprises four strata lots representing 27.23% of the total share value of the strata lots in Ngee Ann City (Ngee Ann City Property).</p>
Net lettable area	394,186 sq ft <sup>(1)</sup> (Retail - 255,021 sq ft; Office - 139,165 sq ft)
Number of tenants	54 <sup>(1)</sup>
Title	Leasehold estate of 69 years and 4 months expiring on 31 March 2072
Selected brands of tenants	<ul style="list-style-type: none"> <li>• Louis Vuitton</li> <li>• Chanel</li> <li>• Berluti</li> <li>• Goyard</li> <li>• Roger Vivier</li> <li>• Hugo Boss</li> <li>• Piaget</li> <li>• Loewe</li> <li>• Ladurée</li> <li>• DBS Treasures</li> </ul>
Valuation	S\$1,074.0 million <sup>(1)</sup>



- ➔ Retail and office development located on Orchard Road, providing more than 90 metres of prime Orchard Road frontage
- ➔ Located next to Wisma Atria, Ngee Ann City is easily accessible via a network of major roads and on foot through the underground pedestrian linkway to Wisma Atria and the underpasses along Orchard Road

**Note:**

1. As at 31 December 2013.

## Kuala Lumpur, Malaysia – Starhill Gallery

Address	181 Jalan Bukit Bintang, 55100 Kuala Lumpur, Malaysia
Description	Starhill Gallery is a shopping centre comprising part of a seven-storey building with five basements and a 12-storey annex building with three basements.
Net lettable area	306,113 sq ft
Number of tenants	1 <sup>(1)</sup> (2)
Title	Freehold
Selected brands of tenants	<ul style="list-style-type: none"> <li>• Louis Vuitton</li> <li>• Dior</li> <li>• Audemars Piguet</li> <li>• Richard Mille</li> <li>• Maitres du Temps</li> <li>• Gübelin</li> <li>• Sergio Rossi</li> <li>• Van Cleef &amp; Arpels</li> <li>• Debenhams</li> </ul>
Valuation	S\$262.3 million <sup>(1)</sup>



- Located in Bukit Bintang, Kuala Lumpur's premier shopping and entertainment district, Starhill Gallery features a high profile tenant base of international designer labels and luxury watch and jewellery brands, attracting affluent tourists and shoppers
- Starhill Gallery is connected to two luxury hotels, the JW Marriot Hotel Kuala Lumpur and The Ritz-Carlton Kuala Lumpur

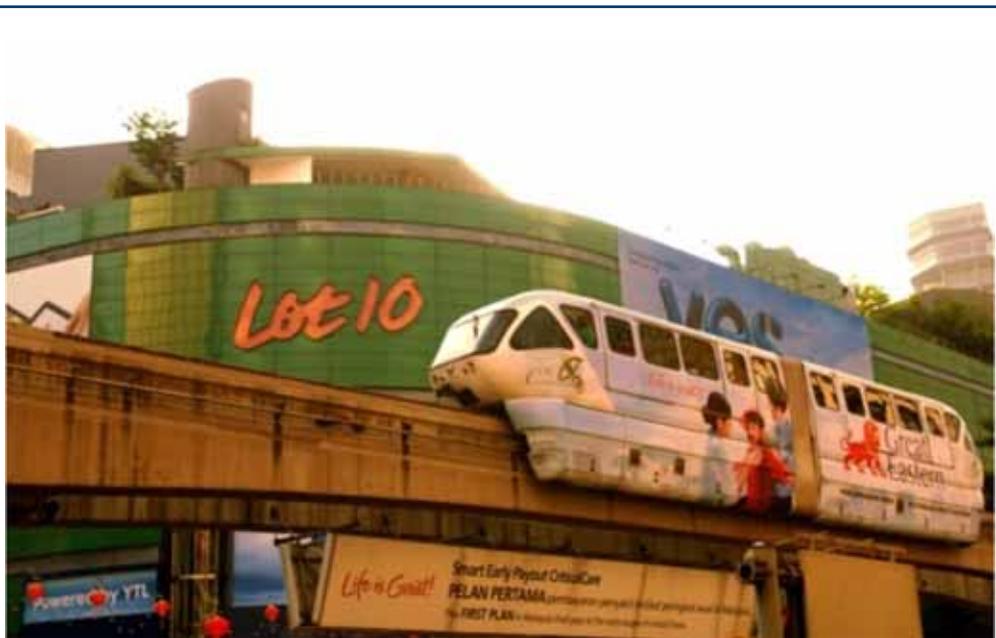
**Notes:**

1. As at 31 December 2013.
2. Master lease with Katagreen Development Sdn Bhd.

# Kuala Lumpur, Malaysia – Lot 10 Property



Address	50 Jalan Sultan Ismail, 50250 Kuala Lumpur, Malaysia
Description	137 parcels and 2 accessory parcels of retail and office spaces held under separate strata titles within a shopping centre known as Lot 10 Shopping Centre which consists of an 8-storey building with a basement and a lower ground floor, together with a 7-storey annex building with a lower ground floor (Lot 10 Property).
Net lettable area	256,811 sq ft
Number of tenants	1 <sup>(1)</sup> (2)
Title	Leasehold estate of 99 years expiring on 29 July 2076
Selected brands of tenants	<ul style="list-style-type: none"> <li>• H&amp;M (first flagship store in Malaysia)</li> <li>• Apple</li> <li>• National Geographic</li> <li>• Zara</li> <li>• Braun Buffel</li> <li>• Timberland</li> <li>• Lot 10 Hutong</li> </ul>
Valuation	S\$165.6 million <sup>(1)</sup>



- ➔ Located within the heart of the popular Bukit Bintang shopping and entertainment precinct in Kuala Lumpur
- ➔ Lot 10 is located next to Bukit Bintang monorail station. The H&M store will directly connect to the Bukit Bintang monorail station via a platform at Level 2 in the future
- ➔ The future Bukit Bintang Central MRT Station (Klang Valley MRT project, Sungai Buloh-Kajang Line) will be located directly opposite the mall when fully completed in 2017

**Notes:**  
 1. As at 31 December 2013.  
 2. Master lease with Katagreen Development Sdn Bhd.

## Perth, Australia – David Jones Building & Plaza Arcade

### David Jones Building

Address	622-648 Hay Street Mall, Perth, Western Australia
Description	A four-storey property, which includes a heritage-listed building constructed circa 1910 that was formerly the Savoy hotel. The property is anchored by the popular David Jones department store and six other specialty tenancies.
Gross lettable area	259,082 sq ft
Number of tenants	8 <sup>(1)</sup>
Title	Freehold
Selected brands of tenants	David Jones, Body Shop, Connor, Jeans West, Pandora, Zu, Betts and Michael Hill
Valuation	S\$150.6 million <sup>(1)</sup>

### Plaza Arcade

Address	650 Hay Street Mall & 185 Murray Street Mall, Perth, Western Australia
Description	A three storey heritage listed retail building located next to the David Jones Building. The property was renovated in 2006 and has 34 speciality retail tenants located mostly at the ground and basement floors.
Gross lettable area	24,212 sq ft
Number of tenants	34 <sup>(1)</sup>
Title	Freehold
Selected brands of tenants	Billabong, Just Jeans, Lush, Virgin Mobile and Vodafone
Valuation	S\$57.5 million <sup>(1)</sup>

**Note:**

1. As at 31 December 2013.



- ➔ Both properties are located next to the other in the heart of Perth's central business district, along the bustling Murray and Hay Street – the only two pedestrian retail streets in the city
- ➔ Unutilised space on the upper levels of both buildings can be tapped and connections between the buildings can be further optimised due to the adjacency of both buildings

# Chengdu, China – Renhe Spring Zongbei Property



Address	No.19, Renminnan Road, Chengdu, China
Description	A four-storey plus mezzanine level retail department store completed in 2003. Part of a mixed-use commercial complex comprising retail and office.
Gross floor area	100,854 sq ft
Number of tenants	91 <sup>(1)</sup>
Title	Leasehold estate of 40 years expiring on 27 December 2035
Lease type	Nearly 100% of leases are based on a turnover rent structure
Selected brands of tenants	<ul style="list-style-type: none"> <li>• Armani Collezioni</li> <li>• Bally</li> <li>• Dunhill</li> <li>• Ermenegildo Zegna</li> <li>• Hugo Boss</li> <li>• Mont Blanc</li> <li>• Rolex</li> </ul>
Valuation	S\$81.7 million <sup>(1)</sup>



➔ Located close to consulates in Chengdu and in a high-end commercial and high income area, Renhe Spring Zongbei Property is positioned as a mid- to high-end department store operating under the Renhe Spring (仁和春天百货) brand name.

**Note:**  
1. As at 31 December 2013.

# Japan Properties – Properties are within five minutes' walk from nearest subway stations



**Harajuku:**  
1) Harajuku Secondo



**Roppongi:**  
1) Roppongi Terzo



**Ebisu:**  
1) Daikanyama Bldg  
2) Ebisu Fort



**Meguro:**  
1) Nakameguro Bldg



No. of Properties	5
Total Valuation	S\$89.7 million <sup>(1)</sup>
Total Net Lettable Area	47,130 sq ft <sup>(1)</sup>
Total No. of tenants	14 <sup>(1)</sup>
Title	Freehold

**Note:**

1. As at 31 December 2013. Excludes Holon L which was divested on 19 March 2014.

## References used in this presentation

**1Q, 2Q, 3Q, 4Q** means the periods between 1 January to 31 March; 1 April to 30 June; 1 July to 30 September; and 1 October to 31 December respectively

**CPU** means convertible preferred units in Starhill Global REIT

**DPU** means distribution per unit

**FY** means financial year for the period from 1 January to 31 December

**GTO** means gross turnover

**IPO** means initial public offering (Starhill Global REIT was listed on the SGX-ST on 20 September 2005)

**NLA** means net lettable area

**NPI** means net property income

**pm** means per month

**psf** means per square foot

**WA and NAC** mean the Wisma Atria Property (74.23% of the total share value of Wisma Atria) and the Ngee Ann City Property (27.23% of the total share value of Ngee Ann City) respectively

**YTD** means year to date

*All values are expressed in Singapore currency unless otherwise stated*

*Note: Discrepancies in the tables and charts between the listed figures and totals thereof are due to rounding*

# Disclaimer



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