

Media release by: YTL Starhill Global REIT Management Limited (YTL Starhill Global)

Manager of: Starhill Global Real Estate Investment Trust (SGREIT)

SGREIT secures commitment for five-year JPY6.3 Billion unsecured term loan at lower cost

SINGAPORE, 29 April 2015 –YTL Starhill Global REIT Management Limited, the Manager of Starhill Global Real Estate Investment Trust (“SGREIT”), is pleased to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of SGREIT) has today entered into a facility agreement with Commonwealth Bank of Australia, Singapore Branch and Oversea-Chinese Banking Corporation Limited for a five-year unsecured term loan facility of JPY6.3 billion.

As part of our proactive capital management strategy, the new facility will be used to refinance, ahead of maturity, the existing unsecured term loan facility of JPY6.3 billion due in September 2016 with the same banks. Following the refinancing which is expected to take place in July 2015, SGREIT’s debt maturity will be extended from 3.1 years¹ to approximately 3.4 years. The new five-year term loan will enjoy a lower all-in interest margin² compared to the existing loan. The above is not expected to have any material impact on the gearing of SGREIT.

Mr Ho Sing, Chief Executive Officer of YTL Starhill Global said, “I am happy to report that our existing banks have committed to refinance the existing Yen loan before maturity in September 2016, thereby demonstrating their support for SGREIT. The refinancing has further improved our overall capital structure by extending our debt maturity profile and at a lower interest cost than the existing loan. The Yen denominated loan which matches the currency of our Japanese portfolio has largely mitigated the volatility arising from the depreciation of Yen in recent years.”

¹ As at 31 March 2015.

² Including annualised upfront fees.

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YTL Starhill Global REIT Management Limited

CRN 200502123C

Manager of Starhill Global REIT, 391B Orchard Road, #21-08, Ngee Ann City Tower B, Singapore 238874

Tel: +65 6835 8633 Fax: +65 6835 8644 www.ytlstarhill.com



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 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.

Analyst, Investor and Media Contact:

Jonathan Kuah

YTL Starhill Global REIT Management Limited

Tel: (65) 6835 8693; Mobile: (65) 9753 3930

Email: jonathan.kuah@ytlstarhill.com

Important Notice

The value of Starhill Global REIT units ("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 of Starhill Global REIT 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.