



SGX-ST Announcement

STARHILL GLOBAL REIT ASSET VALUATION

YTL Starhill Global REIT Management Limited, the manager of Starhill Global Real Estate Investment Trust (“**Starhill Global REIT**”), wishes to announce that independent valuations of the properties owned (directly and indirectly) by HSBC Institutional Trust Services (Singapore) Limited as trustee of Starhill Global REIT, have been completed by CBRE Pte. Ltd., CBRE Valuations Pty Limited, IVPS Property Consultant Sdn Bhd, Jones Lang LaSalle Corporate Appraisal and Advisory Limited and JLL Morii Valuation & Advisory K.K., in Singapore, Australia, Malaysia, China and Japan respectively as at 30 June 2020.

These valuations are reflected in Starhill Global REIT’s balance sheet as at 30 June 2020.

Summary details of the valuations are as follows:

Name of property	Location of property	Description of property	Valuation as at 30 June 2020
Ngee Ann City	391/391B Orchard Road, Singapore 238874	27.23% strata title interest in total share value of Ngee Ann City (retail and office use)	S\$1,130.0 million
Wisma Atria	435 Orchard Road, Singapore 238877	74.23% strata title interest in total share value of Wisma Atria (retail and office use)	S\$932.0 million
Myer Centre Adelaide	14-38 Rundle Mall, Adelaide, Australia	8-storey retail centre, 3 office buildings and 4 basement levels	S\$216.4 million ¹ (AUD226.0 million)
David Jones Building	622-648 Hay Street Mall, Perth, Australia	4-storey heritage-listed building for retail use	S\$137.4 million ¹ (AUD143.5 million)
Plaza Arcade	650 Hay Street Mall & 185-191 Murray Street Mall, Perth, Australia	3-storey heritage-listed building for retail use	S\$40.8 million ¹ (AUD42.6 million)
Starhill Gallery ⁵	181 Jalan Bukit Bintang, 55100 Kuala Lumpur, Malaysia	Shopping centre comprising part of a 7-storey building with 5 basements and a 12-storey annex building with 3 basements	S\$245.2 million ² (RM752.5 million)

YTL Starhill Global REIT Management Limited

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Name of property	Location of property	Description of property	Valuation as at 30 June 2020
Lot 10	50 Jalan Sultan Ismail, 50250 Kuala Lumpur, Malaysia	8-storey building with a basement and a lower ground floor for retail use and a 7-storey annex building	S\$148.0 million ² (RM454.0 million)
China Property	19, 4 th Section Renminnan Road, Chengdu, Sichuan, China	4-storey plus mezzanine level retail building	S\$28.4 million ³ (RMB144.0 million)
Ebisu Fort	1-24-2 Ebisu-Minami, Shibuya-ku, Tokyo, Japan	7-storey building for retail and office use	S\$45.3 million ⁴ (JPY3,500.0 million)
Daikanyama	1-31-12 Ebisu-Nishi, Shibuya-ku, Tokyo, Japan	3-storey building for retail and office use	S\$16.5 million ⁴ (JPY1,270.0 million)

¹ Based on exchange rate of SGD1 : AUD1.04

² Based on exchange rate of SGD1 : RM3.07

³ Based on exchange rate of SGD1 : RMB5.06

⁴ Based on exchange rate of SGD1 : JPY77.18

⁵ Starhill Gallery is currently undergoing asset enhancement works which is expected to be completed in the second half of 2021. Details of the Asset Enhancement Works was announced on 18 March 2019, together with the New Master Tenancy Agreements for Starhill Gallery and Lot 10 Property.

The valuation reports are available for inspection at the registered office of YTL Starhill Global REIT Management Limited during business hours for three months from today.

YTL Starhill Global REIT Management Limited
(Company Registration No. 200502123C)
As Manager of Starhill Global Real Estate Investment Trust

Lam Chee Kin
Joint Company Secretary
28 July 2020

About Starhill Global REIT

Starhill Global REIT is a Singapore-based real estate investment trust investing primarily in real estate used for retail and office purposes, both in Singapore and overseas. Since its listing on the Mainboard of the Singapore Exchange Securities Trading Limited (the "SGX-ST") on 20 September 2005, Starhill Global REIT has grown its initial portfolio from interests in two landmark properties on Orchard Road in Singapore to 10 properties in Singapore, Australia, Malaysia, China, and Japan, valued at about S\$2.9 billion.

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

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

Important Notice

The value of 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 and foreign exchange trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training 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.