

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

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

SGREIT enters into a sale and purchase agreement to acquire Myer Centre Adelaide for A\$288.0 million at 6.6% yield

HIGHLIGHTS

- Attractive property yield of 6.6%¹ and DPU accretion of 2.8%²
- Purchase price of A\$288.0 million is below replacement cost
- Potential upside from asset enhancement opportunities

SINGAPORE, 20 April 2015 – YTL Starhill Global REIT Management Limited, as manager of Starhill Global Real Estate Investment Trust (“Starhill Global REIT”, and as manager of Starhill Global REIT, the “Manager”), is pleased to announce the proposed acquisition of a freehold property located at 14-38 Rundle Mall, Adelaide, South Australia (“Myer Centre Adelaide”) by Starhill Global REIT at a purchase consideration of A\$288.0 million (or approximately S\$302.4 million)³ in cash (the “Acquisition”). A conditional sale and purchase agreement (the “Sale and Purchase Agreement”) has today been entered into in relation to the Acquisition.

Myer Centre Adelaide is located in Adelaide’s busy retail CBD core and the only retail pedestrian stretch in the city. It comprises a retail centre with almost 620,000 sq ft of retail space, three office buildings occupying 98,000 sq ft and 4 basement levels providing 467 carpark lots. Completed in 1991, Myer Centre Adelaide is the city’s largest shopping centre. Based on the proposed transaction price, this acquisition will provide a yield of 6.6%¹ and is expected to be approximately 2.8%² distribution per unit (“DPU”) accretive on a pro forma historical basis, assuming the Acquisition is

¹ Based on the net income of approximately A\$19.0 million that is derived based on information available to the Manager, namely the tenancy schedule as at 31 March 2015 and actual property expenses for the 12 months ended 30 June 2014.

² The pro forma financial effects of the Acquisition are strictly for illustrative purposes only and were prepared based on the unaudited consolidated financial statements of Starhill Global REIT for the 12 months ended 31 December 2014.

³ Based on the exchange rate of A\$1.00:S\$1.05 (the “Exchange Rate”). Unless otherwise stated, all conversions of A\$ amounts into S\$ in this announcement shall be based on the Exchange Rate.

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funded by internal working capital and debt (approximately A\$145 million and S\$150 million term loans).

With this acquisition, SGREIT's exposure in Australia would increase from 7.1% to 16.3% by asset value⁴; and from 10.1% to 23.4% by gross revenue⁵.

Mr Ho Sing, Chief Executive Officer of YTL Starhill Global, said, "We are pleased to have expanded our Australian footprint with the purchase of Myer Centre Adelaide, the largest CBD shopping mall in the city. This asset fits our investment strategy of building a quality portfolio of properties in prime locations. At the purchase price of A\$288.0 million, Myer Centre Adelaide provides an attractive yield of 6.6%¹, is 2.8%² accretive to our DPU and is below the current replacement cost. Its premier location in Adelaide is likely to be one of the preferred destinations for international retailers who are expanding into Adelaide. As the retail space in the mall has yet to be fully optimised, it also presents good potential asset enhancement opportunities."

The proposed acquisition of Myer Centre Adelaide is expected to be completed in the quarter ending 30 June 2015 and will be subject to, among other things, the approval of the Australian Foreign Investment Review Board. It will be funded by a combination of internal working capital and external borrowings (in Australian dollar and Singapore dollar). Assuming that the acquisition is fully funded by internal working capital and debt, the gearing of SGREIT is expected to rise from 28.6%⁴ to 35.3%, upon completion of the Acquisition. The purchase price is equal to the independent valuation conducted on 26 March 2015.

About Myer Centre Adelaide

Myer Centre Adelaide, the largest CBD shopping mall in the city, comprises a retail centre, three office buildings and four basement levels with 467 carpark lots. It has a total area of 716,000 sq ft. The property is located in the city's premier retail area along Rundle Mall, the city's only retail pedestrian street which attracts 24 million shoppers annually. It is also located close to the newly-refurbished Riverbank Entertainment Precinct, universities and hostels, art galleries and museums. Completed in 1991, the property last went through a major A\$35 million asset enhancement in 2013 and 2014 which included the refurbishment of the five-storey Myer departmental store. The retail centre covers almost 620,000 sq ft and is spread across eight floors with approximately 114,000 sq ft of vacant space in the last two upper-most floors. A foodcourt is located at the basement and is the

⁴ As at 31 December 2014.

⁵ Based on the gross revenue for the 12 months ended 31 December 2014.

biggest in the Adelaide CBD. The mall has 86 retail tenants which includes anchor tenant Myer and international retailers as at 31 March 2015. Myer accounts for 53% of the retail gross rent⁶ and 68% of the retail leased area .

The office component of 98,000 sq ft includes Terrace Towers, a six-storey 81,000 sq ft office tower which sits atop the retail centre and two heritage buildings (Shell House and Goldsbrough House constructed in 1931 and 1935 respectively) which contain smaller boutique/suites with a total area of approximately 17,000 sq ft. There are 17 office tenants as at 31 March 2015.

About Adelaide

Adelaide is the fifth largest city in Australia with a current population of 1.7 million. In 2014, Adelaide received 386,000 international visitors with A\$5.2 billion in tourism receipts in 2014. Out of the 220,000 daily visitors to the city, 52% came to shop. In February 2015, retail sales in South Australia recorded a 3.4% y-o-y growth in seasonally-adjusted terms. The city is ranked highly in terms of liveability, being listed in the Top 10 of The Economist's World's Most Liveable Cities index in 2010, 2011 and 2012. It was also ranked the most liveable city in Australia by the Property Council of Australia in 2011, 2012 and 2013. New York Times has also ranked Adelaide the 24th and the only Australian city among the list of 52 places to go in 2015. Given the city's high population and tourism appeal, there is potential for more international brands who are just beginning to look at expanding into Adelaide. Established international retailers including Tiffany & Co., Zara and Apple have opened their stores in Adelaide.

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⁶ Based on tenancy schedule as at 31 March 2015.

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.

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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.