STARHILL
GLOBAL REIT

2H and FY 2025/26 Financial Results

29 July 2026

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Lot 10, Kuala Lumpur, Malaysia

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Overview and Key Highlights

Ngee Ann City, Singapore

Overview of SGREIT

STARHILL GLOBAL REIT

Quality Assets

- Portfolio of **~S$2.7 billion**
- **9 mid- to high-end** predominantly retail properties in six key Asia Pacific cities

Strategic Locations

- **Prime assets** in key shopping belts
- **Excellent connectivity** to transportation hubs
- Appeal to both local and international brands

Diversified Portfolio

- Core markets: Singapore, Australia, Malaysia
- Contribution to 2H FY25/26 revenue: **Retail (~86%) & Office (~14%)**

Strong Sponsor

- YTL Group owns ~37.9% of SGREIT
- Listed on the Main Market of Bursa Malaysia Securities Berhad and is a component of the FTSE Bursa Malaysia KLCI

Income Visibility

- Master/anchor leases with periodic rental reviews make up 54.9% of gross rental income (GRI)[1]
- Committed portfolio occupancy of 97.2%[1]

Healthy Financials

- **"BBB" credit rating** with stable outlook by Fitch Ratings
- Gearing of 35.8%[1] and weighted average debt maturity of 3.3 years[1]
- Component stock of SGX iEdge Singapore Next 50 Index and FTSE EPRA NAREIT Global Developed Index

Note:
1. As at 30 June 2026.

FY25/26 Key Highlights

STARHILL GLOBAL REIT

Financial Performance

FY25/26: **S$192.5 million** ▲ 0.2% y-o-y
2H FY25/26: **S$96.2 million** ▲ 0.4% y-o-y
Gross Revenue

FY25/26: **S$150.3 million** ▲ 0.1% y-o-y
2H FY25/26: **S$75.3 million** ▲ 1.0% y-o-y
Net Property Income (NPI)

FY25/26: **3.68 cents** ▲ 0.8% y-o-y
2H FY25/26: **1.88 cents** ▲ 1.6% y-o-y
Distribution per Unit (DPU)

Operational Performance[1]

97.2%
Portfolio Committed Occupancy

7.3 years
Portfolio WALE (by GRI)

8.8%
Expiring leases by GRI in FY26/27

Capital Management[2]

35.8%
Gearing

80%
Fixed/hedged debt

3.3 years
Average debt maturity

Notes:
1. Based on committed leases as at 30 June 2026, including leases commencing after 30 June 2026.
2. As at 30 June 2026.

Executive Summary

- 2H FY25/26 gross revenue and NPI improved by 0.4% and 1.0% respectively y-o-y despite loss of contribution from divested Wisma Atria Office strata units
- NPI for FY25/26 remained stable, achieving growth of 0.1% y-o-y. Excluding the effects of divestment, FY25/26 NPI would have increased by 1.2% y-o-y
- Non-property expenses for FY25/26 were lower by $4.9 million y-o-y mainly attributed to part recovery of legal fees incurred in relation to Myer arbitration case pursuant to the court award issued in June 2026 and lower net finance costs
- Portfolio valuation would have increased by 0.2% y-o-y, excluding the effects of divestment
- Portfolio committed occupancy improved to 97.2% with full committed occupancy for the Singapore Properties as at 30 June 2026
- Gearing remained stable at 35.8%, with about 80% of debt on a fixed/hedged basis as at 30 June 2026
- Entered into bank facility agreements for 6-year unsecured sustainability-linked debt facilities of $70 million and A$70 million in April 2026, which are expected to be utilised in FY26/27 mainly to refinance its existing debts

Financial Performance

Wisma Atria, Singapore

2H FY25/26 Financial Highlights

STARHILL GLOBAL REIT

Period: 1 Jan – 30 Jun ($ million)	2H FY25/26	2H FY24/25	Change	Comments
Gross Revenue	96.2	95.8	0.4%	❑ Increase in NPI mainly attributed to the higher contributions from Ngee Ann City Property and Lot 10 Property, lower operating expenses, as well as appreciation of RM and A$ against S$ ❑ The above was partially offset by divestment of certain Wisma Atria Office strata units and lower contribution from Wisma Atria Property (Retail) ❑ Excluding the effects of divestment, 2H FY25/26 NPI would have increased by 2.3% y-o-y
Net Property Income (NPI)	75.3	74.5	1.0%	
Income Available for Distribution	46.1	44.5	3.6%	❑ Increase in distributable income mainly due to higher NPI, lower net finance costs and distribution on perpetual securities, as well as lower legal fees ❑ 2H FY25/26 DPU excludes recovery of certain legal fees (net of tax) which was received in July 2026
Income to be Distributed to Unitholders[1]	43.7	42.5	2.7%	
Distribution per unit (DPU)[2]	1.88 cents	1.85 cents	1.6%	

Notes:
1. Approximately $2.5 million (2H FY24/25: $2.0 million) of income available for distribution for 2H FY25/26 has been retained for working capital requirements.
2. The computation of DPU for 2H FY25/26 is based on the number of units entitled to distributions comprising issued and issuable units of 2,322,434,518 (2H FY24/25: 2,298,932,748).

FY25/26 Financial Highlights

STARHILL GLOBAL REIT

Period: 1 Jul – 30 Jun ($ million)	FY25/26	FY24/25	Change	Comments
Gross Revenue	192.5	192.1	0.2%	❑ Increase in NPI mainly attributed to the higher contributions from Ngee Ann City Property and Lot 10 Property, as well as appreciation of RM and A$ against S$ ❑ The above was partially offset by divestment of certain Wisma Atria Office strata units, lower contributions from Wisma Atria Property (Retail), Myer Centre Adelaide (Office) and China Property, as well as higher rental arrears provision ❑ Excluding the effects of divestment, FY25/26 NPI would have increased by 1.2% y-o-y
Net Property Income (NPI)	150.3	150.2	0.1%	
Income Available for Distribution	89.3	87.8	1.7%	❑ Increase in distributable income mainly due to higher NPI and lower net finance costs, as well as lower legal fees
Income to be Distributed to Unitholders(1)	85.3	83.8	1.9%	
Distribution per unit (DPU)(2)	3.68 cents	3.65 cents	0.8%	

Notes:
1. Approximately $4.0 million (FY24/25: $4.0 million) of income available for distribution for FY25/26 has been retained for working capital requirements.
2. The computation of DPU for FY25/26 is based on the number of units entitled to distributions comprising of (i) 2,315,705,027 units for 1H FY25/26, and (ii) issued and issuable units of 2,322,434,518 for 2H FY25/26 (FY24/25: (i) 2,291,896,639 for 1H FY24/25, and (ii) 2,298,932,748 for 2H FY24/25).

2H FY25/26 Financial Results

STARHILL GLOBAL REIT

Revenue			
$'000	2H FY25/26	2H FY24/25	% Change
Wisma Atria			
Retail[1]	20,383	21,608	(5.7%)
Office[2]	4,001	5,154	(22.4%)
Ngee Ann City			
Retail	25,906	25,563	1.3%
Office[3]	8,208	7,899	3.9%
Singapore	58,498	60,224	(2.9%)
Australia[4]	20,720	19,450	6.5%
Malaysia[5]	15,768	14,393	9.6%
Others[6]	1,203	1,753	(31.4%)
Total	**96,189**	**95,820**	**0.4%**

Net Property Income			
$'000	2H FY25/26	2H FY24/25	% Change
Wisma Atria			
Retail[1]	15,630	16,619	(6.0%)
Office[2]	2,991	3,842	(22.1%)
Ngee Ann City			
Retail	21,460	21,010	2.1%
Office[3]	6,592	6,236	5.7%
Singapore	46,673	47,707	(2.2%)
Australia[4]	12,689	12,337	2.9%
Malaysia[5]	15,302	13,968	9.6%
Others[6]	634	519	22.2%
Total	**75,298**	**74,531**	**1.0%**

Notes:
1. Mainly due to lower occupancies largely attributable to tenant transitional downtime, partially offset by lower operating expenses.
2. Mainly due to the divestment of certain Wisma Atria Property (Office) strata units, partially offset by higher rents and lower operating expenses.
3. Mainly due to higher rents and occupancies.
4. Mainly due to appreciation of A$, partially offset by higher operating expenses.
5. Mainly due to rental step-up for Lot 10 Property and appreciation of RM.
6. Mainly in line with lower rental arrears provision, as well as lower contribution from China Property.

FY25/26 Financial Results

Revenue				Net Property Income			
$'000	FY25/26	FY24/25	% Change	$'000	FY25/26	FY24/25	% Change
Wisma Atria				***Wisma Atria***			
Retail	41,700	42,855	(2.7%)	*Retail*	31,912	33,057	(3.5%)
Office[1]	8,607	10,660	(19.3%)	*Office*[1]	6,326	7,916	(20.1%)
Ngee Ann City				***Ngee Ann City***			
Retail	51,824	50,823	2.0%	*Retail*	42,991	41,873	2.7%
Office[2]	16,306	15,689	3.9%	*Office*[2]	13,131	12,482	5.2%
Singapore	118,437	120,027	(1.3%)	**Singapore**	94,360	95,328	(1.0%)
Australia	40,301	40,101	0.5%	**Australia**	24,882	25,261	(1.5%)
Malaysia[3]	30,939	28,752	7.6%	**Malaysia**[3]	30,040	27,901	7.7%
Others[4]	2,817	3,217	(12.4%)	**Others**[4]	1,067	1,686	(36.7%)
Total	**192,494**	**192,097**	**0.2%**	**Total**	**150,349**	**150,176**	**0.1%**

Notes:
1. Mainly due to the divestment of certain Wisma Atria Property (Office) strata units, partially offset by higher rents and lower operating expenses.
2. Mainly due to higher rents and occupancies.
3. Mainly due to rental step-up for Lot 10 Property and appreciation of RM.
4. Mainly due to lower contribution and higher operating expenses for China Property, as well as depreciation of JPY.

Total Assets of Approximately $2.8 billion

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As at 30 June 2026	$'000
Non-Current Assets	2,733,045
Current Assets	105,946
Total Assets	**2,838,991**
Non-Current Liabilities	982,446
Current Liabilities[(1)]	108,159
Total Liabilities	**1,090,605**
Net Assets	**1,748,386**
Unitholders' Funds	**1,648,620**
Perpetual Securities Holders' Funds	**99,766**

	NAV statistics
NAV Per Unit (as at 30 June 2026)[(2)]	$0.71
Adjusted NAV Per Unit (net of distribution)	$0.69
Closing price as at 30 June 2026	$0.545
Unit Price Premium/(Discount) To:	
▪ NAV Per Unit	(23.2%)
▪ Adjusted NAV Per Unit	(21.0%)
Corporate Rating (Fitch Ratings)	BBB/Stable

Notes:
1. The Group has sufficient undrawn long-term committed RCF lines as at 30 June 2026 to cover the net current liabilities, which include the $70 million unsecured medium term notes maturing in October 2026 (being classified as current liability).
2. The computation of NAV per unit attributable to Unitholders is based on 2,322,434,518 units which comprise (i) 2,321,011,873 units in issue as at 30 June 2026, and (ii) estimated 1,422,645 units issuable as partial satisfaction of management fees for 4Q FY25/26.

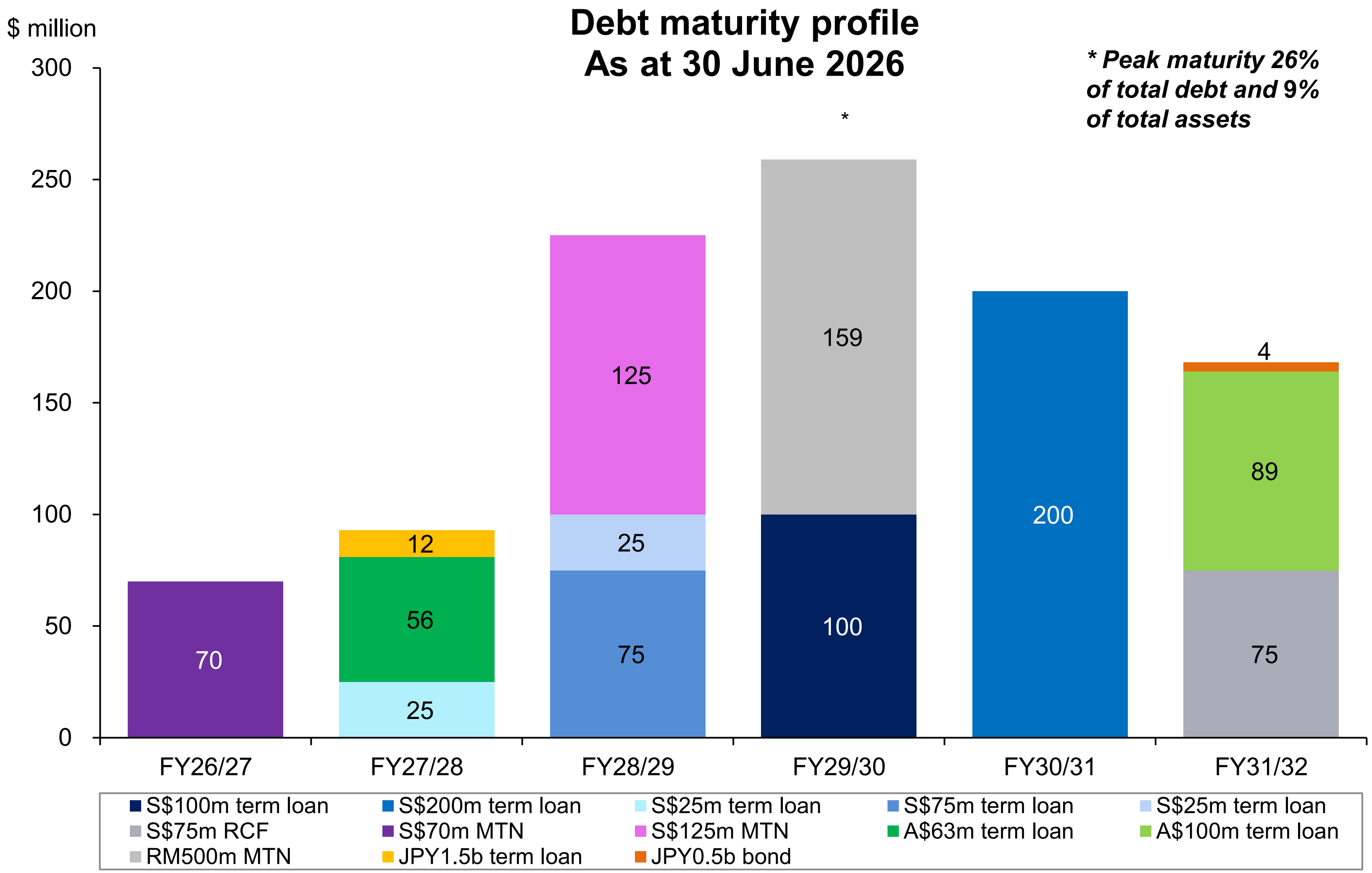
Portfolio Valuation

Description	30-Jun-26 $'000	30-Jun-25 $'000	Change $'000	Change %	Cap rate 30-Jun-26 %
Ngee Ann City Property	1,157,500	1,160,000	(2,500)	(0.2%)	4.70% (Retail) 3.70% (Office)
Wisma Atria Property	754,369	785,470	(31,101)	(4.0%)	4.75% (Retail) 3.70% (Office)
Australia Properties[1]	336,089	331,916	4,173	1.3%	6.38%-6.75% (Perth) 6.90% (Adelaide)
Malaysia Properties[2]	442,129	420,801	21,328	5.1%	5.75%-6.75%[6] 6.00%-7.00%[6]
Japan Property[3]	32,151	35,288	(3,137)	(8.9%)	3.20%
China Property[4]	9,588	22,279	(12,691)	(57.0%)	3.50%
Total[5]	**2,731,826**	**2,755,754**	**(23,928)**	**(0.9%)**	
Total (excluding divested Wisma Atria Office units)[5]	**2,731,826**	**2,727,619**	**4,207**	**0.2%**	

- Excluding Wisma Atria Office strata unit divestments with carrying amount of $28 million, portfolio valuation would have risen 0.2% y-o-y
- Net revaluation loss of approximately $50 million in FY25/26 mainly attributed to the downward revaluation of Australia Properties, China Property and Wisma Atria Property (Retail)
- Net foreign currency translation gain mainly led by stronger A$ and RM

Notes:
1. Translated as at 30 June 2026 at A$1.12:S$1.00 (2025: A$1.20 :S$1.00).
2. Translated as at 30 June 2026 at RM3.15:S$1.00 (2025: RM3.31:S$1.00).
3. Translated as at 30 June 2026 at JPY125.34:S$1.00 (2025: JPY113.07:S$1.00).
4. Translated as at 30 June 2026 at RMB5.24:S$1.00 (2025: RMB5.62:S$1.00).
5. Including right-of-use assets following the adoption of FRS116.
6. The valuation assumed a term cap rate of 5.75%-6.75% and reversionary cap rate of 6.00%-7.00% for the Malaysia Properties

Staggered Debt Maturity Profile Averaging 3.3 years



- In April 2026, the Group entered into a 6-year $70 million unsecured sustainability-linked bank debt facility agreement, which is expected to be utilised in October 2026 to redeem the existing $70 million MTN, upon its maturity
- In July 2026, the Group utilised its 6-year unsecured sustainability-linked bank debt facility to refinance its existing A$63 million term loan, thereby extending its new maturity to July 2032
- Post the above refinancing exercises, the Group has available long-term committed and undrawn RCF lines of $350 million, which is more than sufficient to cover the remaining maturing debts up to FY28/29
- FY30/31 debt profile excludes $100 million perpetual securities (classified as equity instruments) issued in October 2025, with the first distribution rate reset falling on 10 October 2030 and subsequent resets occurring every five years thereafter

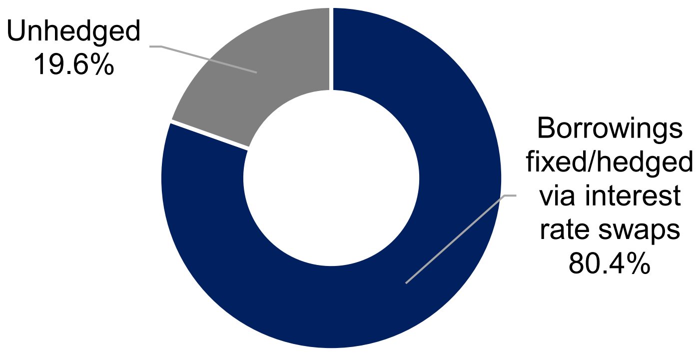
Financial Ratios

Financial Ratios	30 June 2026
Total debt	$1,015 million
Gearing	35.8%
Interest cover[1]	3.1x
ICR Sensitivity	
• 10% decrease in EBITDA	2.8x
• 100 bps increase in weighted average interest rate[2]	2.4x
Average interest rate p.a.[3]	3.66%
Unencumbered assets ratio	84%
Fixed/hedged debt ratio[4]	80%
Weighted average debt maturity	3.3 years

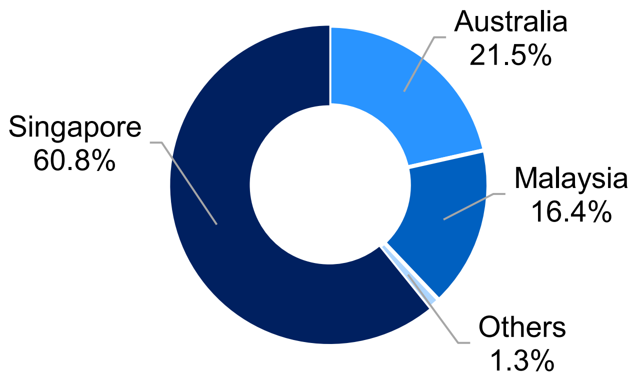
Notes:
1. Interest cover ratio computed based on trailing 12 months interest expenses as at 30 June 2026, and takes into account the distribution on perpetual securities in accordance with the Property Funds Appendix of the Code on Collective Investment Schemes.
2. Assume 100 bps increase in the interest rates of all hedged and unhedged borrowings, as well as perpetual securities.
3. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
4. Includes interest rate swaps.

Interest Rate and Foreign Exchange Exposures

Borrowings (As at 30 Jun 2026)



2H FY25/26 Gross Revenue by Country



Interest rate exposure

- Borrowings as at 30 June 2026 were about 80% fixed/hedged
- The borrowings were hedged by a combination of fixed rate debt and interest rate swaps
- For illustrative purpose only, the impact of +100 bps increase in all floating benchmark rates on SGREIT's DPU is around -0.09 cents per annum, based on unhedged borrowings as at 30 June 2026

Foreign exchange exposure

Foreign currency exposure which accounts for about 39% of revenue for 2H FY25/26 are partially mitigated by:

- Foreign currency denominated borrowings (natural hedge)
- Short-term FX forward contracts

Distribution Timetable

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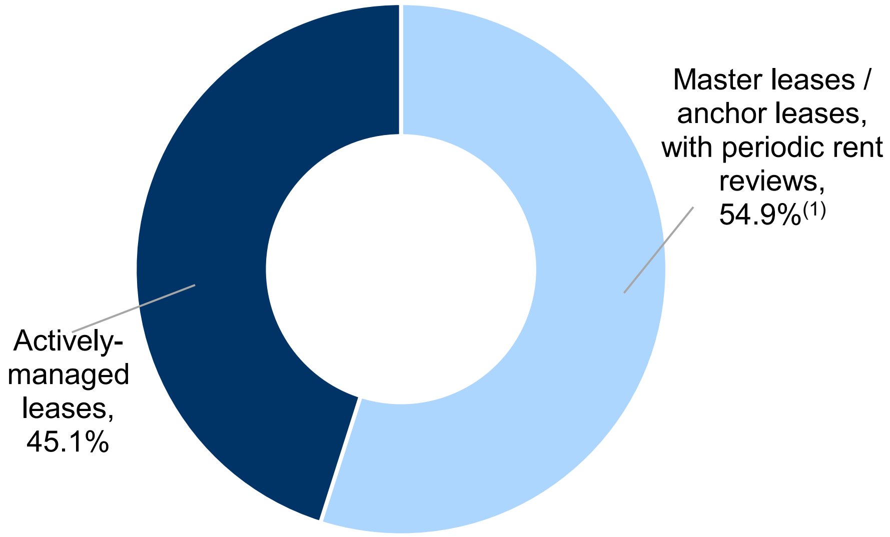
Distribution Period	**1 January 2026 to 30 June 2026**
Distribution Amount	**1.88 cents per unit**
Notice of Record Date	29 July 2026
Last Day of Trading on “Cum” Basis	4 August 2026
Ex-Date	5 August 2026
Record Date	6 August 2026, 5.00 pm
Announcement of Issue Price (DRP)	6 August 2026
Despatch of Notice of Election (DRP)	17 August 2026
Last Day of Election (DRP)	3 September 2026
Distribution Payment Date	24 September 2026

Portfolio Updates

The Starhill, Kuala Lumpur, Malaysia

Balance of Master/Anchor Leases and Actively-Managed Leases

- Master and anchor leases, incorporating periodic rental reviews, represent approximately 54.9% of GRI as at 30 June 2026
- Master and anchor leases partially mitigate impact of rising operating costs



Includes the following:

Ngee Ann City Property (Singapore)
The Toshin master lease will expire in June 2043[2]. Next rent review in June 2028.

The Starhill & Lot 10 Property (KL, Malaysia)
Master tenancy agreements expiring in December 2038 and June 2028 for The Starhill and Lot 10 Property respectively, with periodic rental step-ups.

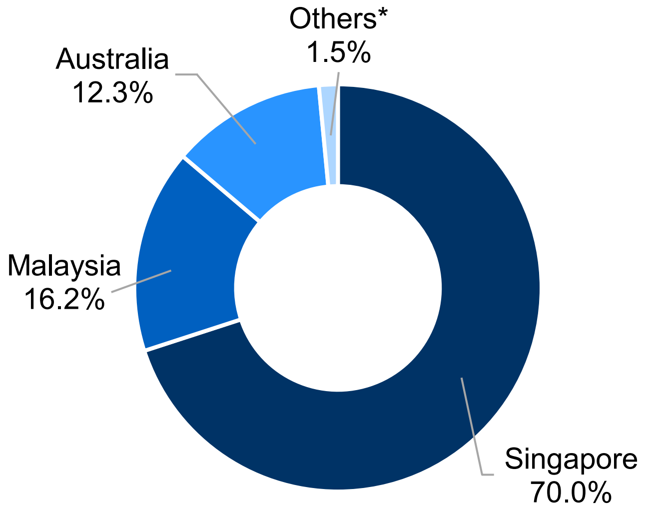
Myer Centre (Adelaide, Australia)
Anchor lease expires in 2032 and provides for an annual rent review.

David Jones Building (Perth, Australia)
The anchor lease expires in 2032[3] and provides for upward-only rent review every three years. The next rental uplift will be in August 2026.

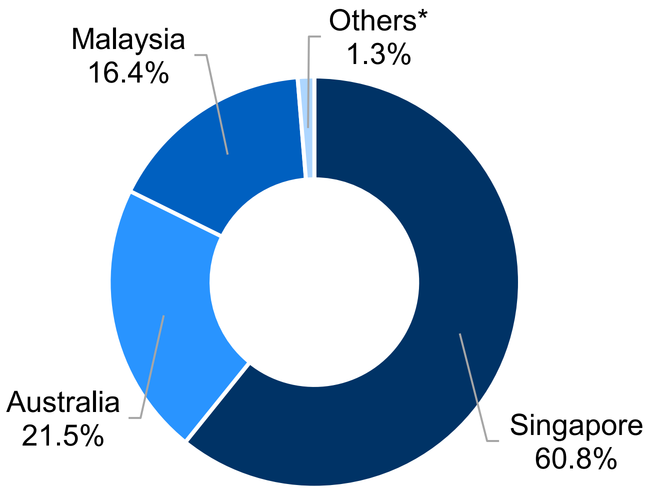
Notes:
1. Excludes tenants' option to renew or pre-terminate.
2. Assumes the first option to renew for the six-year term is exercised.
3. Assumes the option to renew for the fifth five-year term is exercised.

Diversified Portfolio Across Geography and Sector

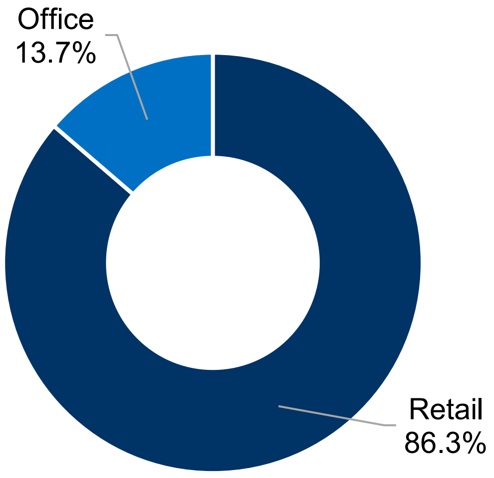
Asset Value by Country as at 30 Jun 2026



2H FY25/26 Gross Revenue by Country



2H FY25/26 Gross Revenue Retail/Office



**Others comprise one property each in Tokyo, Japan and Chengdu, China*

Prime Assets in Strategic Locations with Excellent Connectivity

STARHILL GLOBAL REIT

SGREIT Portfolio Occupancy[1]

As at	30 Jun 22	30 Jun 23	30 Jun 24	30 Jun 25	30 Jun 26
Singapore Retail	*98.6%*	*100.0%*	*99.4%*	*100.0%*	*100.0%*
Singapore Office	*96.9%*	*100.0%*	*98.8%*	*100.0%*	*100.0%*
Singapore	**97.9%**	**100.0%**	**99.2%**	**100.0%**	**100.0%**
Australia	**93.0%**	**94.5%**	**94.8%**	**86.9%**	**93.3%**
Malaysia	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Japan	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
China	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
SGREIT portfolio	**96.6%**	**97.7%**	**97.7%**	**94.6%**	**97.2%**

Note:
1. Based on committed leases as at reporting date, including leases commencing after the reporting date.

Top 10 Tenants contribute 63.8% of Portfolio GRI

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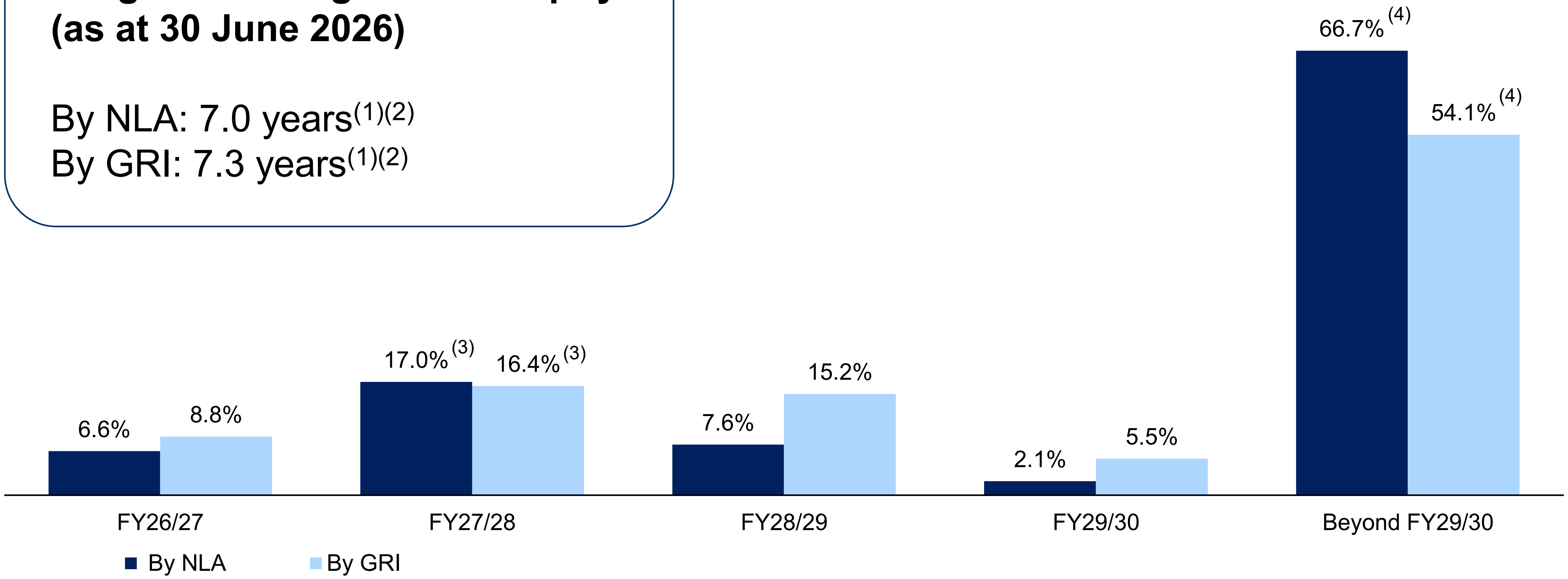
Tenant Name	Property	% of Portfolio GRI[1][2]
Toshin Development Singapore Pte Ltd (“Toshin”)	Ngee Ann City, Singapore	23.9%
YTL Group[3]	Ngee Ann City & Wisma Atria, Singapore The Starhill & Lot 10, Malaysia	17.2%
Myer Pty Ltd (“Myer”)	Myer Centre Adelaide, Australia	7.7%
David Jones Pty Limited (“David Jones”)	David Jones Building, Australia	5.0%
Food Republic Pte. Ltd.	Wisma Atria, Singapore	2.6%
Burberry Group PLC	Ngee Ann City & Wisma Atria, Singapore	2.0%
Uniqlo Australia Pty Ltd	Plaza Arcade & Myer Centre Adelaide, Australia	1.7%
Tory Burch Singapore Pte Ltd	Wisma Atria, Singapore	1.4%
Charles & Keith Group	Wisma Atria, Singapore	1.3%
Cortina Holdings Limited	Ngee Ann City, Singapore	1.0%

Notes:
1. As at 30 June 2026.
2. The total portfolio GRI is based on the GRI of all the properties.
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.

Portfolio Lease Expiry Profile
Long WALE of 7.3 years by GRI

Weighted Average Lease Expiry (as at 30 June 2026)

By NLA: 7.0 years[1][2]
By GRI: 7.3 years[1][2]

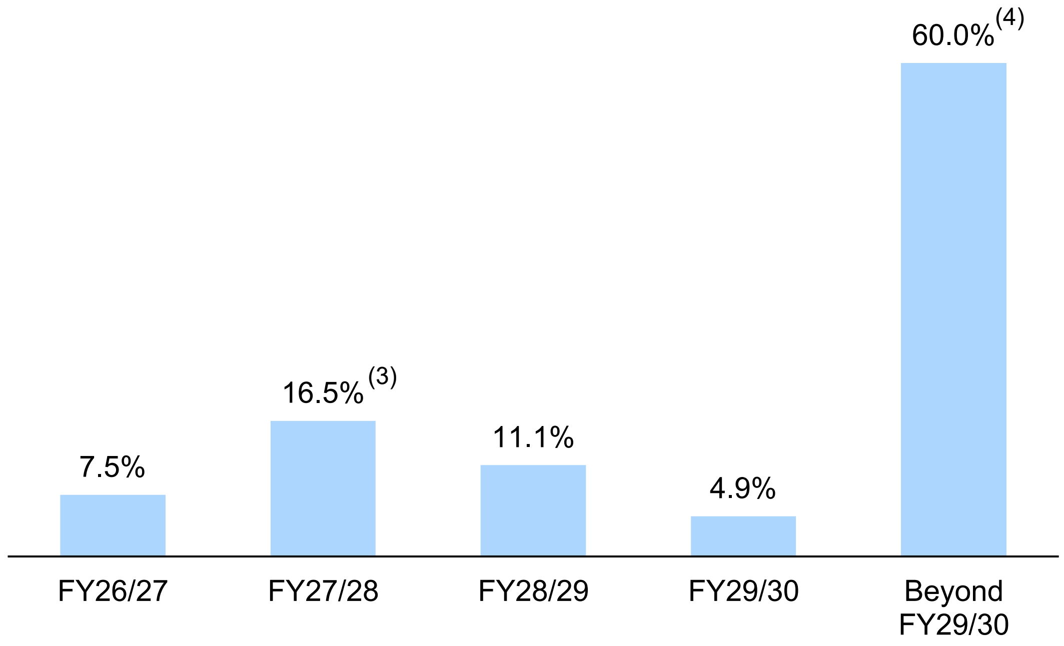


Notes:

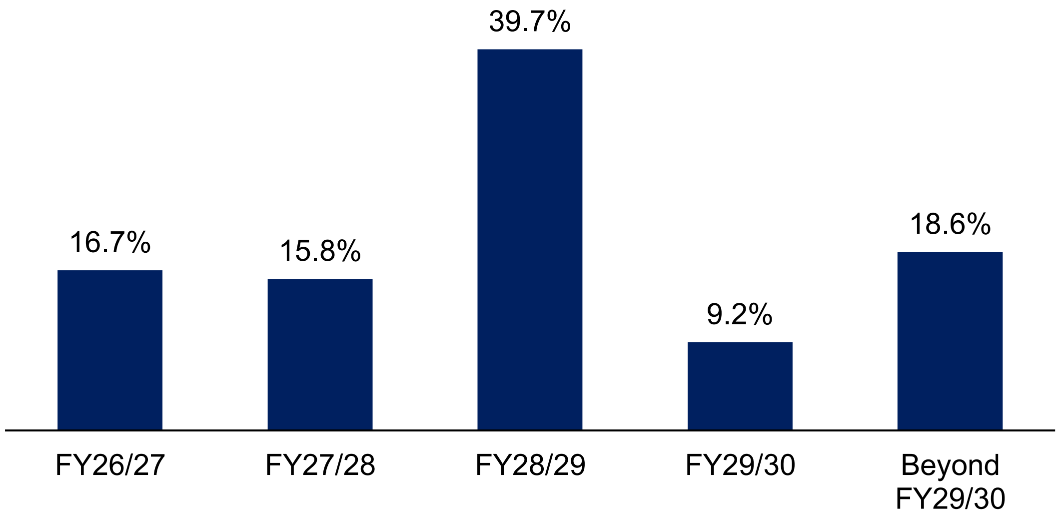
1. Based on committed leases as at 30 June 2026, including leases commencing after 30 June 2026. Based on the date of commencement of leases, portfolio WALE was 6.9 years by NLA and 7.2 years by GRI.
2. Excludes tenants' option to renew or pre-terminate. Assumed options to renew the master/anchor leases for Toshin and David Jones have been exercised.
3. Includes master tenancy agreement for Lot 10 Property.
4. Includes master/anchor tenancy agreements for Toshin, The Starhill, Myer and David Jones.

Portfolio Lease Expiry Profile by Category
Well distributed lease maturity profile

Retail Lease Expiry Profile by GRI (as at 30 June 2026)[1][2]



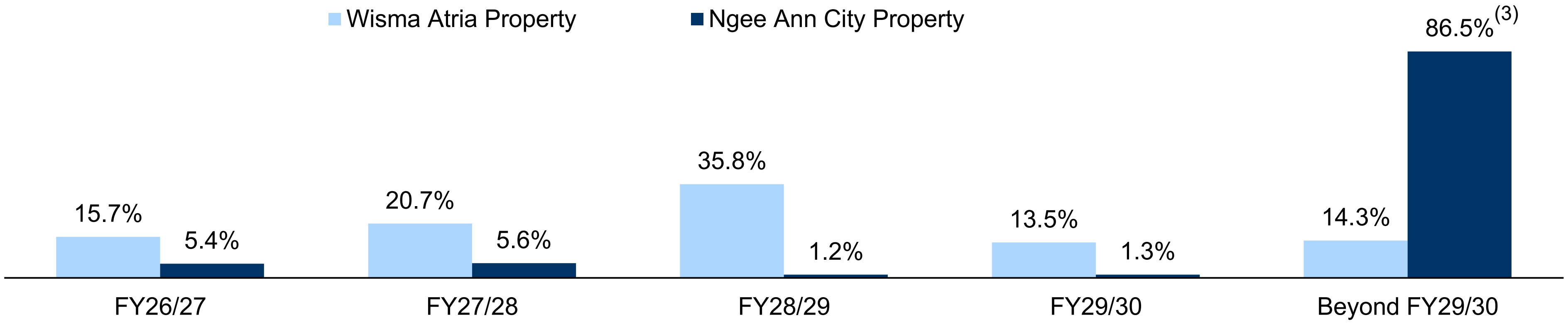
Office Lease Expiry Profile By GRI (as at 30 June 2026)[1][2][5]



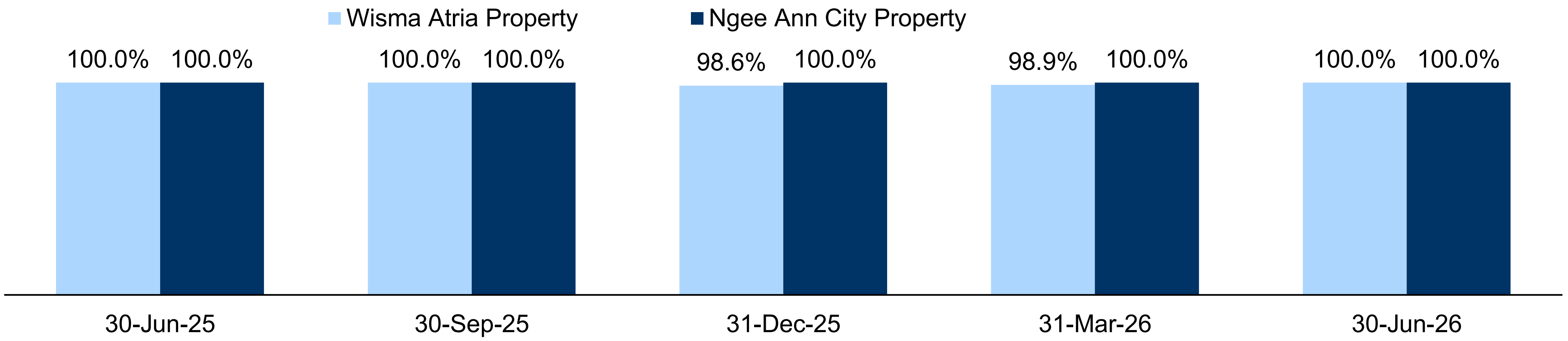
Notes:
1. Based on committed leases as at 30 June 2026, including leases commencing after 30 June 2026.
2. Excludes tenants' option to renew or pre-terminate. For Retail Lease Expiry Profile, assumed options to renew the master/anchor leases for Toshin and David Jones have been exercised.
3. Includes master tenancy agreement for Lot 10 Property.
4. Includes master/anchor tenancy agreements for Toshin, The Starhill, Myer and David Jones.
5. Comprises Wisma Atria, Ngee Ann City and Myer Centre Adelaide office properties only.

Singapore Retail
Full committed occupancy

Lease expiry schedule (by GRI) as at 30 June 2026[1][2]

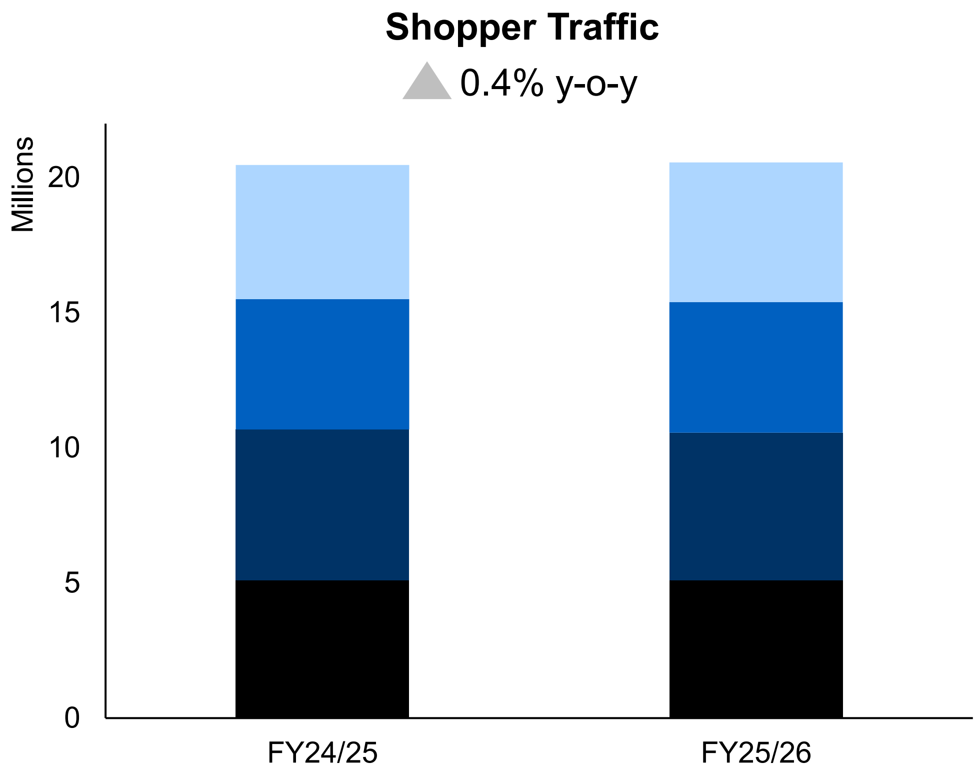


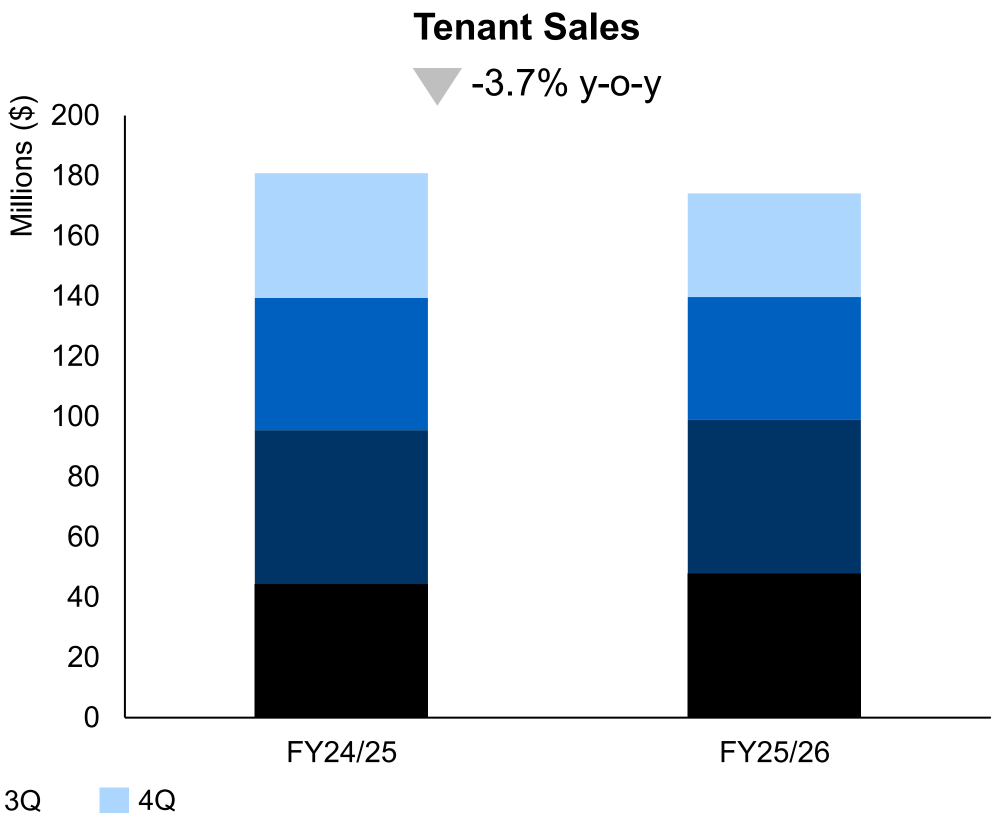
Occupancy rates (by NLA)[1]



Notes:
1. Based on committed leases as at reporting date, including leases commencing after the reporting date.
2. Excludes tenants' option to renew or pre-terminate.
3. Includes the master tenancy lease with Toshin.

Shopper Traffic and Tenant Sales – Wisma Atria Property





- In FY25/26, shopper traffic increased by 0.4% y-o-y while tenant sales decreased by 3.7% y-o-y. The decline in sales was largely due to tenant transitional downtime from the Level 2 façade units, ahead of the introduction of new luxury tenants

Refreshing Our Tenant Mix Across The Portfolio

Lucia The Brownie Bar, Wisma Atria

Harli + Harpa, Myer Centre Adelaide

Pressed & Co., Myer Centre Adelaide

Yutopia, Lot 10

Hana Film, Lot 10

Asset Enhancement Works – Singapore

Wisma Atria Façade Upgrading

- Façade enhancement works at Levels 2 and 3 will create prominent double-height frontages, improving tenant visibility and strengthening the property's positioning along Orchard Road
- Key works are substantially completed, including structural upgrades, improved lighting and façade enhancements
- The remaining works will be coordinated with incoming tenant façade installations, with overall completion targeted for end-2026

Structural provisions for future double-storey façades

Upgraded covered corridor ceiling

Asset Enhancement Works – Singapore

Ngee Ann City Interior Upgrading Works

- Level 5 is undergoing interior upgrading works to modernise the retail and wellness floor and enhance the overall shopper experience
- Works have commenced and include upgrades to flooring, wall finishes, ceilings, signage and lighting, alongside a new spa and wellness entrance
- The $2.7 million initiative is targeted for completion by end-2026

Current Level 5 interior

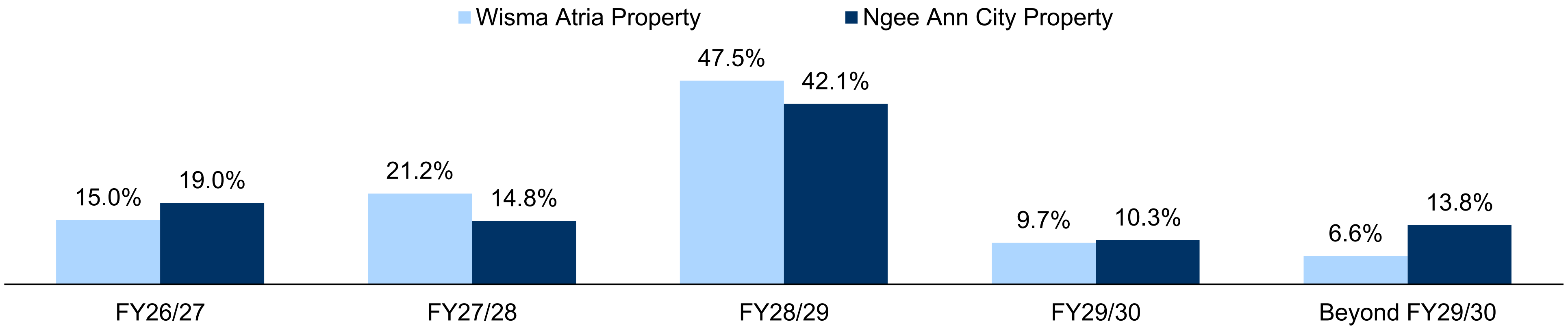
Artist impression of upgraded Level 5 interior


Current Level 5 interior

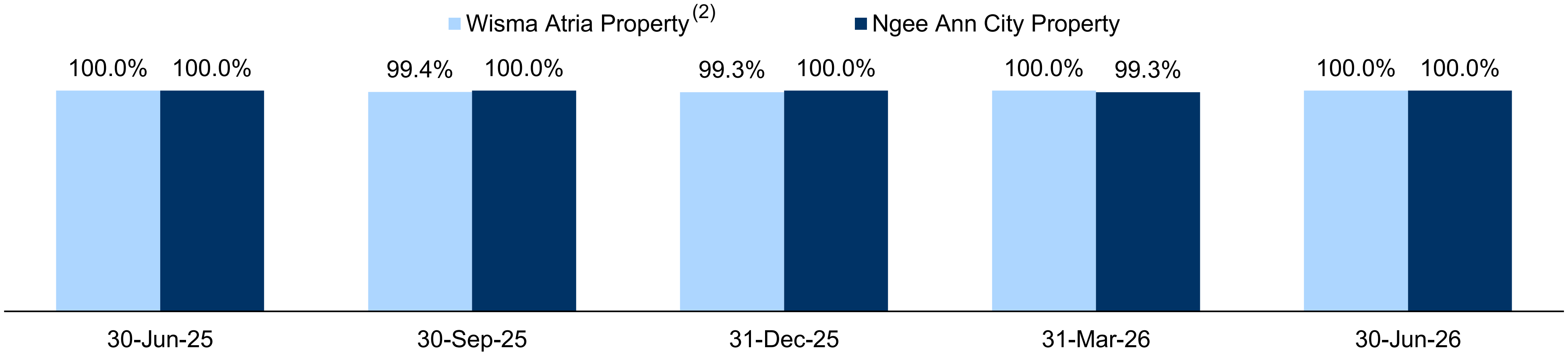
Artist impression of upgraded Level 5 interior

Singapore Offices
Full committed occupancy

Lease expiry schedule (by GRI) as at 30 June 2026[1]



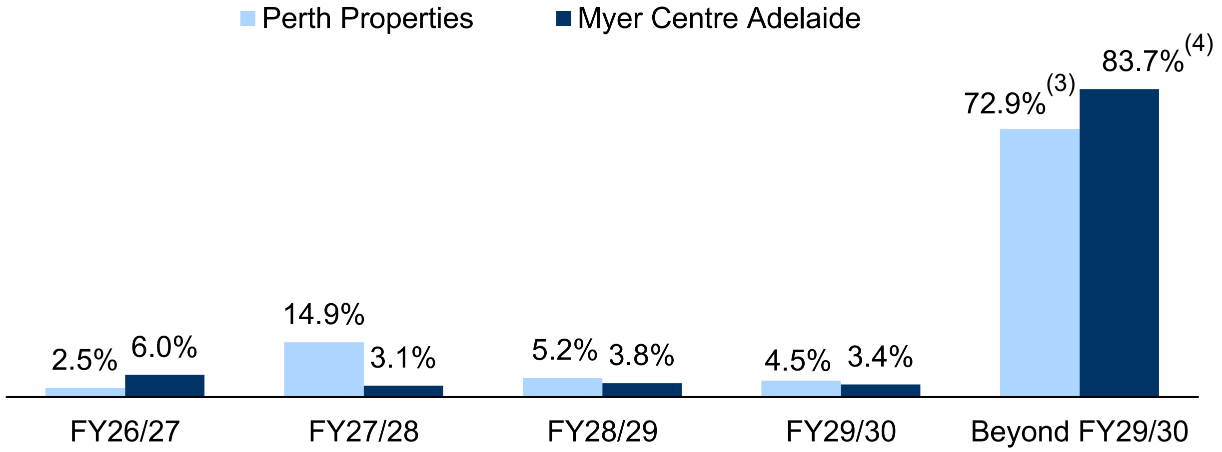
Occupancy rates (by NLA)[1]



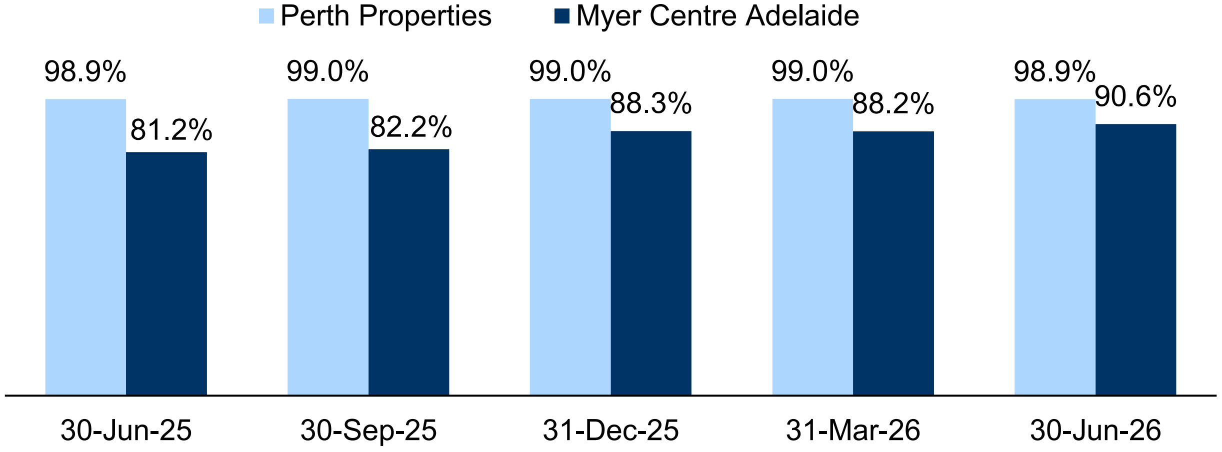
Notes:
1. Based on committed leases as at reporting date, including leases commencing after the reporting date.
2. A total of 14 strata units in Wisma Atria Property (Office) were divested during FY25/26. Following this, the Group's share value of the strata lots in Wisma Atria is 64.11% as at 30 June 2026.

Australia Properties
Anchor leases with David Jones and Myer

Lease expiry schedule (by GRI) as at 30 June 2026[1][2]



Occupancy rates (by NLA)[1]



- Committed occupancy of Australia's retail portfolio stood at 94.0%[1] as at 30 June 2026, while its office portfolio's committed occupancy was 86.9%[1] as at 30 June 2026
- David Jones' and Myer's anchor leases account for 25.4% and 39.5% of Australia portfolio by GRI respectively as at 30 June 2026

Notes:
1. Based on committed leases as at reporting date, including leases commencing after the reporting date.
2. Excludes tenants' option to renew or pre-terminate.
3. Includes the anchor lease with David Jones which expires in 2032.
4. Includes the anchor lease with Myer which expires in 2032.

Asset Enhancement Works – Australia

Myer Centre Adelaide Lower Ground Food Court and Toilet Amenities

- Refurbishment works are progressing to refresh the appearance of the food court and strengthen its competitiveness
- Works include the upgrading of amenities and the creation of new food kiosks (NLA increase of ~1,000 sq ft), with construction implemented in three stages to minimize mall operations disruption
- Works covering the east seating zone and southern amenities, including nursing rooms and accessible toilet, have been completed. The next stage of works has commenced
- Project completion targeted by end-2026

Food court construction work in progress

Artist impression of upgraded food court interior

Other Leasing Updates

- The Manager proactively managed leasing risks during the financial year

Myer Centre Adelaide (Office)

- Most of the space vacated by the previous tenant was backfilled
- University Senior College's 10-year lease commenced in July 2026 for ~42,000 sq ft of NLA across Levels 7 to 9
- Synergy Construct's lease is scheduled to commence in 2Q FY26/27 for ~11,700 sq ft of NLA on Level 12

China Property

- Committed occupancy was restored to 100% after the new anchor tenant 成都二十四城装饰工程有限公司's lease commenced in March 2026

ESG Initiatives

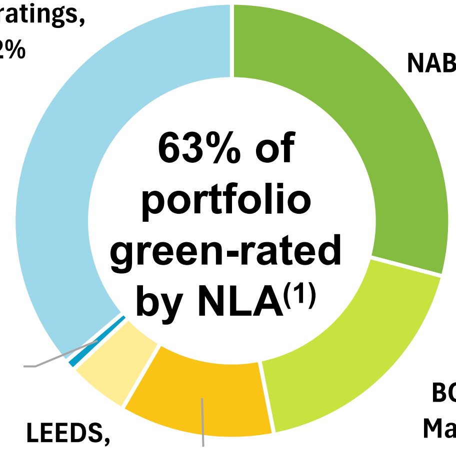
Plaza Arcade, Perth, Australia

Our Commitment to Sustainability

STARHILL GLOBAL REIT

Green Certification Achievements

Rating Improvement in FY25/26
Myer Centre Adelaide (Retail) NABERS Water rating: NIL→ 4.5 stars



Note:
1. As at 30 June 2026.

Transitioning to a Low Carbon Portfolio

Target	FY25/26 Progress
Attain green certifications or equivalent for at least 70% of portfolio by NLA by 2030	63%
Reduce landlord energy intensity by 10% by FY30/31, using FY21/22 as the base year	On track
Reduce Scope 1 and Scope 2 GHG emissions by 20% by FY29/30, using FY23/24 as the base year	On track

Key Environmental Initiatives

New chiller system in Wisma Atria Property on Cooling-as-a-Service scheme operational

Two on-site solar PV systems fully operational at Myer Centre Adelaide and Lot 10 Property

- **100% LED lights** for Wisma Atria Property façade and Myer Centre Adelaide common area
- **100%** of water fittings rated **WELS 3-ticks** in Wisma Atria Property
- **Planned electrification of gas boiler** in Myer Centre Adelaide
- **Progressive replacement of facilities** e.g. escalators, AHU

Community Engagement at Wisma Atria

Driving shopper engagement, contributing to society

STARHILL GLOBAL REIT

Marketing Events

The Super Mario Galaxy Movie Pop-Up (Mar/Apr 2026)

Wisma Atria partnered with United International Pictures Singapore for an interactive activation featuring a themed photo zone, exclusive collectibles, and limited-edition giveaways.

Burberry High Summer & The Floral Tea Bar (May 2026)

An exclusive lifestyle activation by Burberry Wisma Atria in collaboration with Molly Tea, combining Burberry's seasonal High Summer collection with a bespoke floral tea concept.

Hello Kitty x JISOO Singapore Pop-Up Store (May/Jun 2026)

The pop-up featured limited-edition collaboration merchandise, bringing together two global pop culture icons in an exclusive retail experience.

ESG Events

Pink Ribbon Walk 2025 Goodie Bag Collection Point (Sep 2025)

Wisma Atria supported the Breast Cancer Foundation's Pink Ribbon Walk 2025 as the official venue partner for the goodie bag collection point.

Geneco Red Packet Collection Drive 2026 (Jan to Feb 2026)

Held during the Lunar New Year period, the initiative encouraged staff, tenants and visitors to repurpose and recycle used red packets, contributing towards waste reduction.

Earth Hour 2026 (Mar 2026)

Wisma Atria switched off non-essential façade lights, tenant signage on the mall's façade, and lights at participating stores for one hour.

Strategy and Market Outlook

Myer Centre Adelaide, Adelaide, Australia

Achieving Sustainable Growth

Core Values

Active Asset Management

- ✓ Master and anchor leases
- ✓ Proactive leasing and cost management strategies
- ✓ Maintain healthy occupancy across economic cycles
- ✓ Asset enhancement initiatives to create value and remain competitive

Growth Through Acquisition

- ✓ Focus on prime office and retail real estate
- ✓ Optimise portfolio performance by divesting non-core assets and redeploy to growth areas
- ✓ Diversify income by raising office exposure

Capital Management

- ✓ Maintain healthy capital structure and liquidity
- ✓ Strategic capital management to optimise unitholders' returns
- ✓ Manage debt maturities
- ✓ Manage foreign exchange and interest rate exposure

Macroeconomic Outlook

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Global[1]

2026 Global growth	**3.0%**
2026 Global headline inflation	**4.7%**
2027 Global growth	**3.4%**
2027 Global headline inflation	**3.9%**

Singapore[2]

Advance GDP estimates (2Q 2026)	**5.7% y-o-y**
Retail sales index (excl. motor vehicles) (May 2026)	**3.7% y-o-y**

Australia[3]

GDP Mar quarter 2026 (seasonally adjusted)	**2.5% y-o-y**

May 2026 monthly household spending (seasonally adjusted)

Australia	**5.5% y-o-y**
South Australia	**6.8% y-o-y**
Western Australia	**7.6% y-o-y**

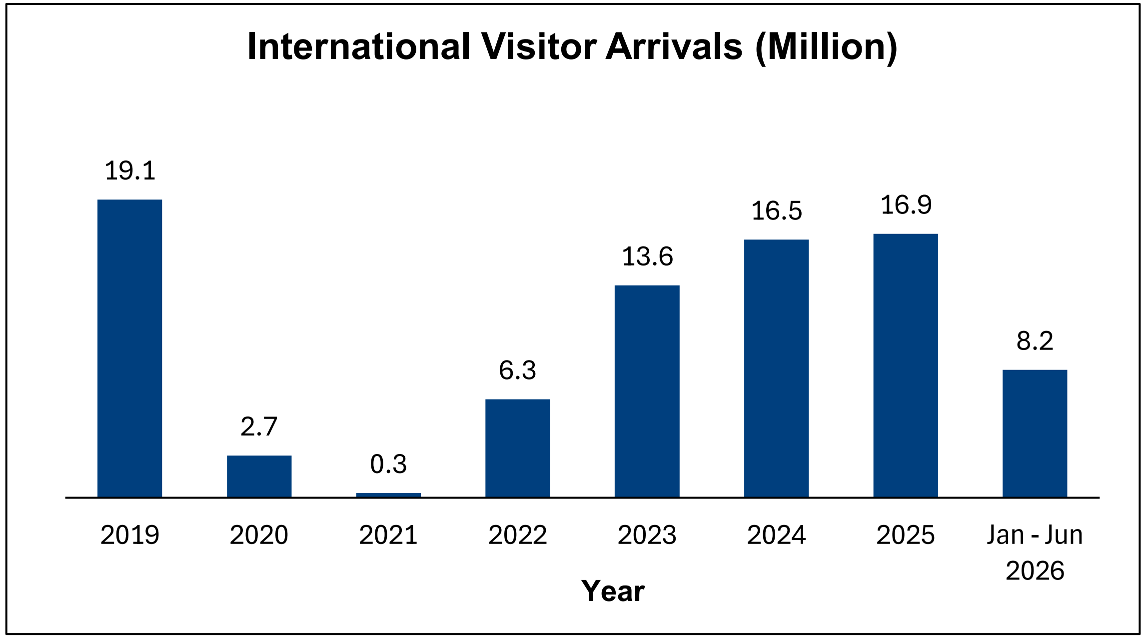
Malaysia[4]

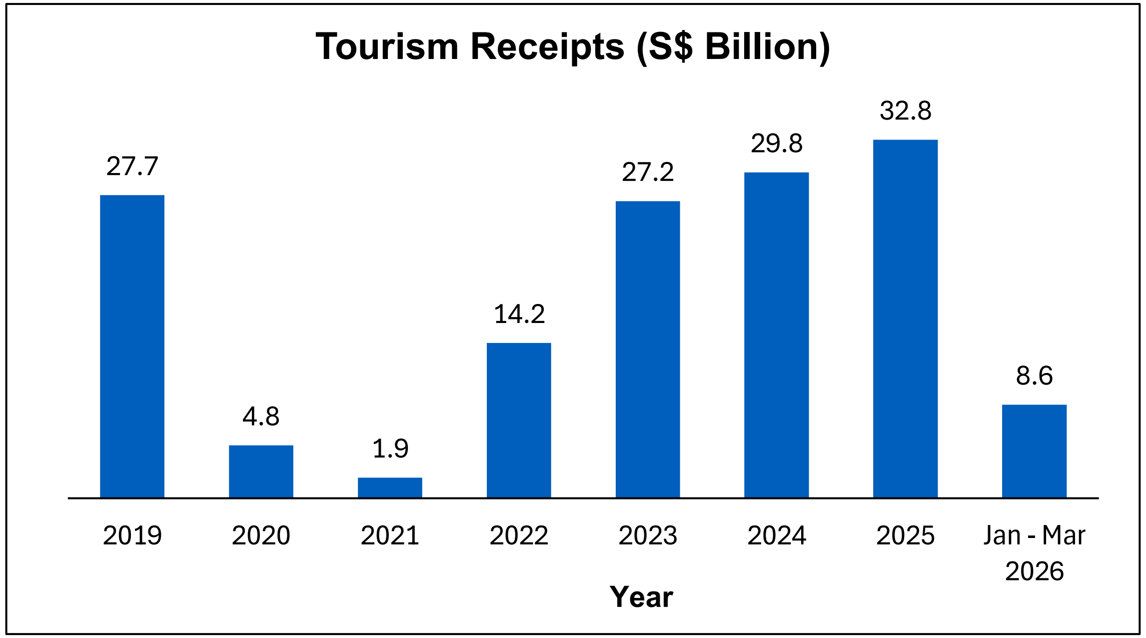
Advance GDP estimates (2Q 2026)	**5.8% y-o-y**
Retail sales (1Q 2026)	**3.7% y-o-y**

Notes:
1. International Monetary Fund, World Economic Outlook Update, July 2026.
2. Ministry of Trade and Industry Singapore; Department of Statistics Singapore.
3. Australian Bureau of Statistics.
4. Department of Statistics Malaysia; Retail Group Malaysia.

Singapore Tourism[1]

- 2026 international visitor arrivals in the first half of 2026 moderated, decreasing by 1.7% y-o-y to 8.2 million
- Tourism receipts for full-year 2025 increased by 10.0% y-o-y to reach a record S$32.8 billion, continuing into the first three months of 2026, which registered a 5.8% y-o-y increase at S$8.6 billion
- The Singapore Tourism Board expects 2026 international visitor arrivals to reach between 17 to 18 million, bringing in approximately S$31.0 to S$32.5 billion in tourism receipts





Note:
1. Singapore Tourism Analytics Network.

Singapore Outlook[1]

Retail

2Q 2026	y-o-y
Orchard Road prime retail rents	2.1%

- Resilient tourism and consumer spending, alongside a healthy pipeline of events and limited new supply over the next three years in Orchard Road, are expected to support demand for prime retail space
- Retailers remain challenged by manpower shortages, rising operating costs amid the Middle East conflict and intense e-commerce competition

Office

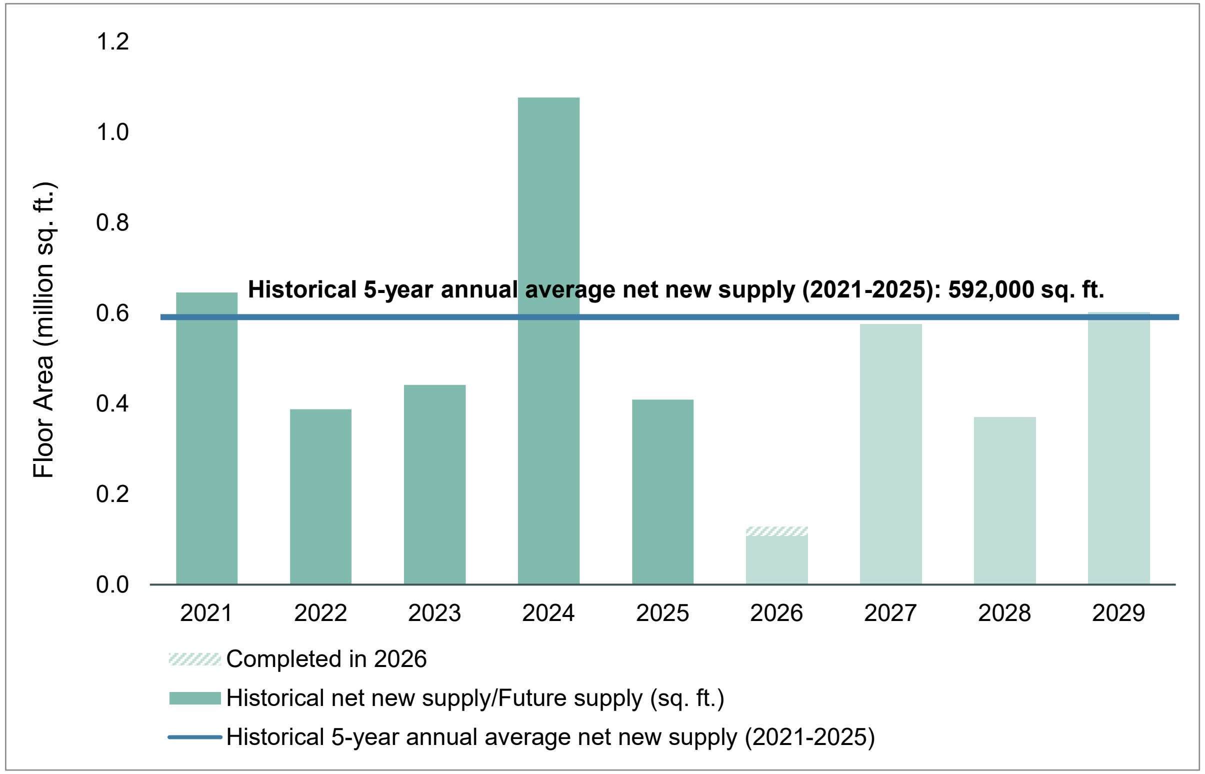
2Q 2026	y-o-y
Grade A Core CBD rents	3.3%
Grade B Core CBD rents	4.6%

- Grade A Core CBD rents rose for the sixth consecutive quarter
- With limited supply projected through 2027, competition in the near term for quality space is set to intensify

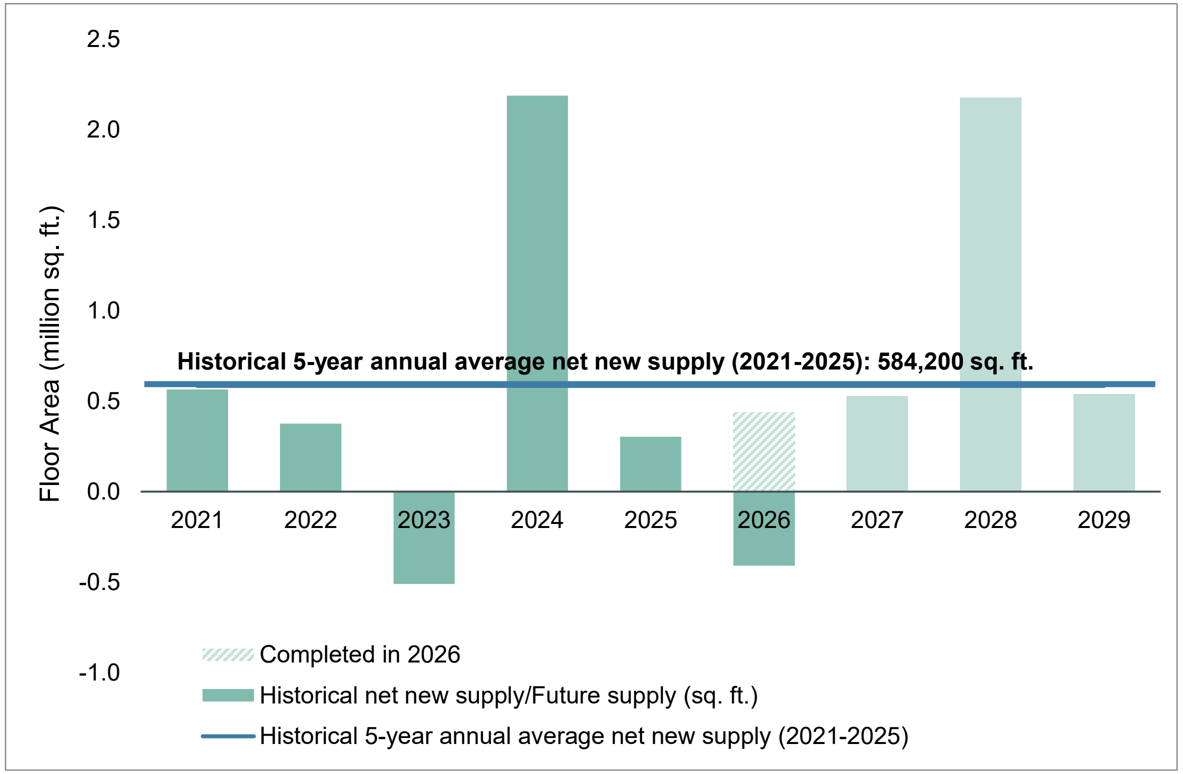
Note:
1. CBRE Singapore Research.

Singapore Future Supply(1)

Retail



Office



Note:
1. Preliminary figures from CBRE Singapore Research.

Singapore Retail Future Supply[1] (2026 – 2029)

No new supply in Orchard Road in 2026 and 2027

Expected Completion	Project	Micro-Market	Estimated NLA (sq ft)
2026	A141	Rest of Central	23,000
	CanningHill Square (Liang Court Redevelopment)	Rest of Central	81,600
	Shaw Oriental (Oriental Plaza A/A)	Rest of Central	36,000
2027	Tanjong Katong Complex (A/A) – Phase 1	Fringe	180,000
	TMW Maxwell (Maxwell House Redevelopment)	Downtown Core	34,700
	Chong Pang City	Outside Centre Region	45,300
	Jurong Gateway Hub	Outside Centre Region	40,400
	NS Square	Downtown Core	48,500
	Mövenpick Singapore and Mövenpick Living Singapore (Tower 15 Redevelopment)	Downtown Core	22,100
	Bukit V	Fringe	173,400
	2 Moulmein Road	Fringe	31,500

Note:
1. Preliminary figures from CBRE Singapore Research.

Singapore Retail Future Supply[1] (2026 – 2029)
No new supply in Orchard Road in 2026 and 2027

Expected Completion	Project	Micro-Market	Estimated NLA (sq ft)
2028	The Clifford (Clifford Centre Redevelopment)	Downtown Core	45,000
	One Comcentre (Comcentre Redevelopment)	Orchard	71,200
	Parktown Tampines	Outside Centre Region	107,000
	Union Square Central (Central Mall/ Central Square Redevelopment)	Rest of Central	56,700
	The Skywaters (AXA Tower Redevelopment)	Downtown Core	54,300
	Robertson Opus/ Robertson Walk	Rest of Central	35,800
2029	One Sophia (Peace Centre/ Peace Mansion Redevelopment)	Rest of Central	83,400
	Tanjong Katong Complex (A/A) - Phase 2	Fringe	143,000
	Tengah Garden Galleria	Outside Centre Region	24,300
	Pinery Mall	Outside Centre Region	100,000
	The Golden Mile (Golden Mile Complex Redevelopment)	Downtown Core	121,500
	Chencharu Close Mix-Use Redevelopment	Outside Centre Region	130,000

Note:
1. Preliminary figures from CBRE Singapore Research.

Singapore Office Future Supply[1] (2026 – 2029)

No new supply in Orchard Road in 2026 and 2027

Expected Completion	Project	City Area	Estimated NLA (sq ft)
2027	Solitaire on Cecil	Core CBD	196,500
	Robinson Point (AEI)	Core CBD	110,300
	Newport Tower	Fringe CBD	220,000
2028	Anson Centre Redevelopment	Fringe CBD	65,200
	One Comcentre	Fringe CBD (Orchard Road)	809,200
	The Clifford	Core CBD	363,300
	Union Square	Decentralised	250,000
	The Skywaters	Fringe CBD	690,800
2029	The Golden Mile	Fringe CBD	323,800
	One Sophia	Fringe CBD (Orchard Road)	214,700

Note:
1. Preliminary figures from CBRE Singapore Research.

Australia Retail Outlook[1]

Adelaide (South Australia)

2Q 2026	y-o-y
Retail CBD super prime net effective rents	3.1%

- A higher interest rate environment and increased economic outlook uncertainty are expected to dampen consumer spending and retailer trade conditions in the near term

Perth (Western Australia)

2Q 2026	y-o-y
Retail CBD super prime net effective rents	3.1%

- Continued population growth resulting from immigration and strong consumer spending activity in Western Australia has contributed to improved CBD retail occupancy and rent growth
- Over the next 12 months, a higher interest rate environment is expected to soften consumer spending and retailer trade conditions in Perth

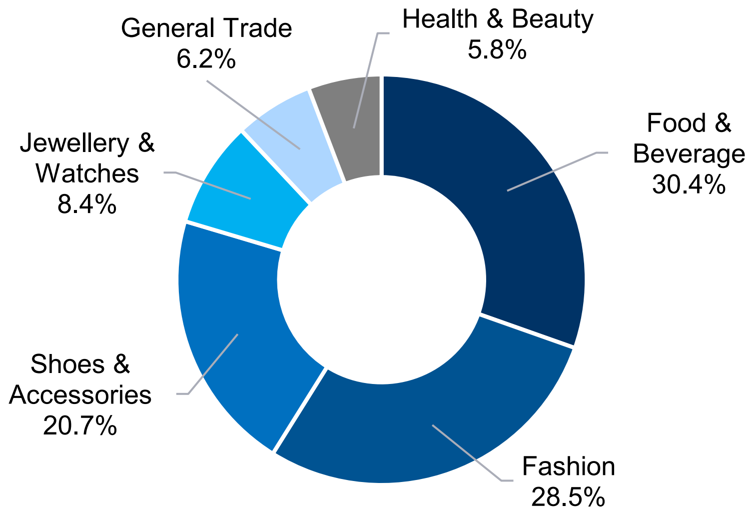
Note:
1. CBRE Australia Research.

Appendix

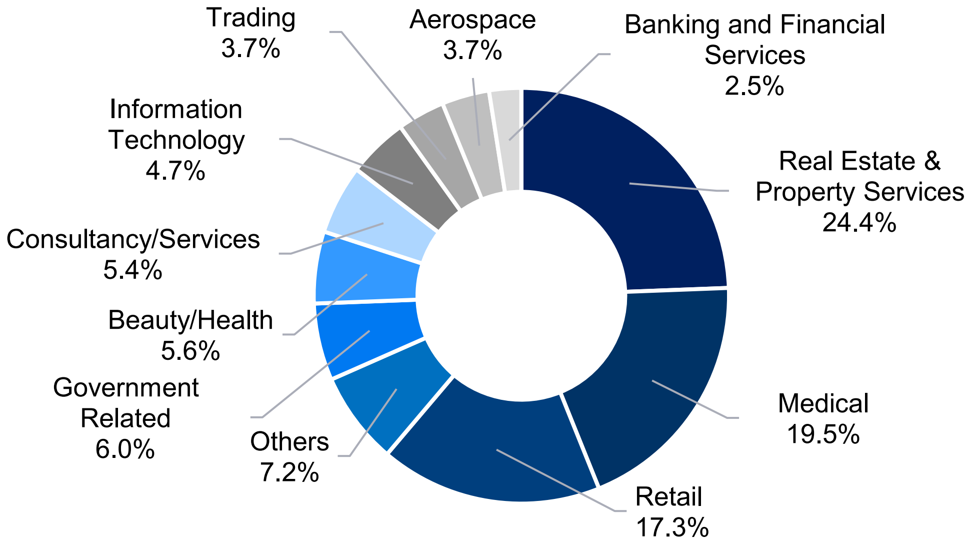
Lot 10, Kuala Lumpur, Malaysia

Singapore – Wisma Atria Property
Diversified tenant base

WA retail trade mix – by % GRI
(as at 30 June 2026)



WA office trade mix – by % GRI
(as at 30 June 2026)



Singapore – Ngee Ann City Property
Stable of quality tenants

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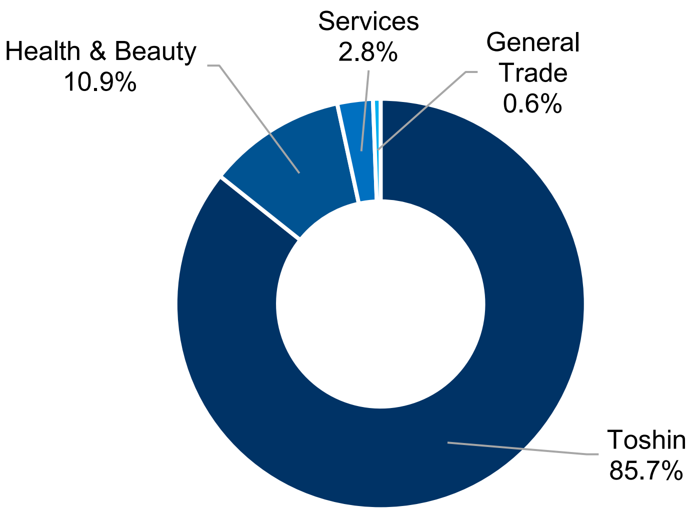
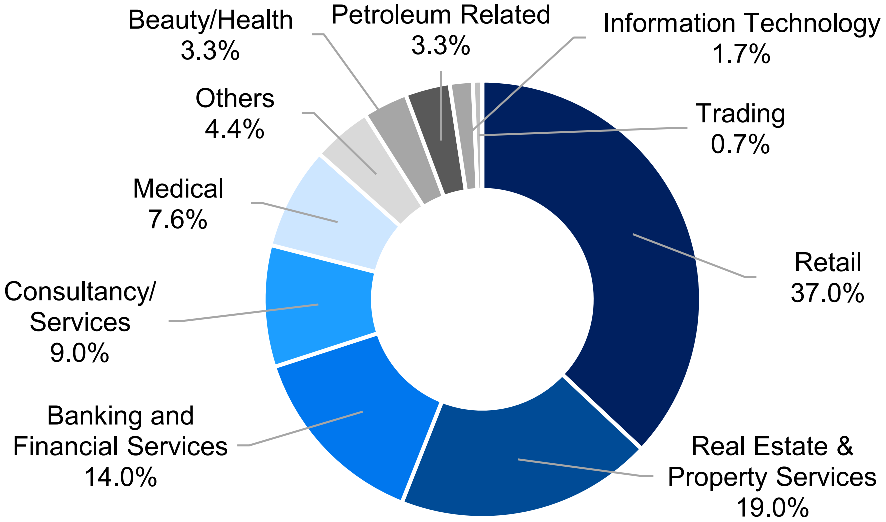
NAC retail trade mix – by % GRI
(as at 30 June 2026)



NAC office trade mix – by % GRI
(as at 30 June 2026)



Singapore Assets

	Wisma Atria Property	Ngee Ann City Property
Address	435 Orchard Road, Singapore 238877	391/391B Orchard Road, Singapore 238874
Description	Wisma Atria comprises a five-storey retail podium (including one basement level), three levels of car park and a 13-storey office tower. Starhill Global REIT's interest in Wisma Atria comprises 230 strata lots representing 64.11% of the total share value of strata lots (Wisma Atria Property)[1].	Ngee Ann City is an integrated development comprising a seven-storey podium with three basement levels of retail and car parking space, and two 18-storey office towers. Starhill Global REIT's interest in Ngee Ann City comprises four strata lots, accounting for 27.23% of the total share value of strata lots (Ngee Ann City Property).
Net lettable area[1]	190,475 sq ft (Retail – 126,429 sq ft; Office – 64,046 sq ft)	394,214 sq ft (Retail – 255,021 sq ft; Office – 139,193 sq ft)
Title	Leasehold estate of 99 years expiring on 31 March 2061	Leasehold estate of 69 years expiring on 31 March 2072
Selected brands of tenants [1]	Burberry, Food Republic, Haidilao Hot Pot, Kwanpen, Paradise Dynasty, Tory Burch	Berluti, Books Kinokuniya, BOSS, Chanel, DBS Treasures, Goyard, Louis Vuitton, TOD'S
Valuation[1]	S$753.3 million	S$1,157.5 million

Note:
1. As at 30 June 2026.

Australia Assets

	Myer Centre Adelaide	David Jones Building	Plaza Arcade
Address	14-38 Rundle Mall, Adelaide, Australia	622-648 Hay Street Mall, Perth, Australia	650 Hay Street Mall & 185-191 Murray Street Mall, Perth, Australia
Description	An eight-storey retail centre with four basement levels of car park, a six-storey office tower above the retail centre and two heritage buildings (Shell House and Goldsborough House).	A four-storey property which includes heritage-listed components, notably the former Savoy Hotel constructed circa 1910.	A three-storey heritage-listed retail building, located next to the David Jones Building.
Floor area[1]	Net Lettable Area: 625,865 sq ft[2] (Retail – 527,906 sq ft; Office – 97,959 sq ft)	Gross Lettable Area: 259,098 sq ft	Gross Lettable Area: 36,933 sq ft
Title	Freehold	Freehold	Freehold
Selected brands of tenants[1]	Boost Juice, Bed Bath ‘N Table, Da Klinic, Kaisercraft, LUSH, Miniso, Myer, UNIQLO, W Cosmetics	David Jones, Pandora, Superdry, The Body Shop	Finns Expresso, Mazzucchelli’s, Nepresso, Outback Red, UNIQLO
Valuation[1][3]	S$191.4 million	S$106.4 million	S$38.3 million

Notes:
1. As at 30 June 2026.
2. Excludes approximately 89,000 sq ft of unactivated area on level five of the retail centre.
3. Based on exchange rate of A$1.12:S$1.00 as at 30 June 2026.

Malaysia Assets

	The Starhill	Lot 10 Property
Address	181 Jalan Bukit Bintang, 55100 Kuala Lumpur, Malaysia	50 Jalan Sultan Ismail, 50250 Kuala Lumpur, Malaysia
Description	An integrated development consisting of four lower floors of retail and three upper floors for hospitality use – an extension of the JW Mariott Hotel Kuala Lumpur.	Lot 10 is a lifestyle shopping mall featuring a wide range of fashion, dining and lifestyle offerings across seven floors of retail space. Starhill Global REIT's interest in Lot 10 comprises of 137 strata parcels and two accessory parcels (Lot 10 Property).
Net lettable area[1]	333,289 sq ft	254,163 sq ft
Title	Freehold	Leasehold estate of 99 years expiring on 29 July 2076
Selected brands of tenants[1][2]	Audemars Piguet, Cortina Watch, Eslite Spectrum, Patek Philippe, Roberto Coin, Rolex, Shiatzy Chen	H&M, Jonetz by Don Don Donki, J’s Gate Dining, Lot 10 Hutong, Swee Lee Cafe, The Coffee Bean & Tea Leaf, Yes Experience Store
Valuation[1][3]	S$296.6 million	S$145.6 million

Notes:
1. As at 30 June 2026.
2. Based on the commenced master lease with Katagreen Development Sdn. Bhd.
3. Based on exchange rate of RM3.15:S$1.00 as at 30 June 2026.

Others – Ebisu Fort and China Property

	Ebisu Fort	China Property
Address	1-24-2 Ebisu-Minami, Shibuya-ku, Tokyo, Japan	19, 4th Section, Renminnan Road, Chengdu, Sichuan, China
Description	A seven-storey building (with two basement levels) for retail and office use.	A four-storey building with a mezzanine floor and is part of a mixed-use commercial complex comprising retail and office.
Floor area(1)	Net Lettable Area: 18,816 sq ft	Gross Floor Area: 100,854 sq ft
Title	Freehold	Leasehold estate expiring on 27 December 2035
Tenants(1)	Family Mart Co., Ltd., GO-SEES Co., Ltd., Wano KK	成都二十四城装饰工程有限公司
Valuation(1)	S$32.2 million(2)	S$9.5 million(3)

Notes:
1. As at 30 June 2026.
2. Based on exchange rate of JPY125.34:S$1.00 as at 30 June 2026.
3. Based on exchange rate of RMB5.24:S$1.00 as at 30 June 2026.

References used in this presentation, where applicable

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1Q, 2Q, 3Q, 4Q means where applicable, the periods from 1 July to 30 September; 1 October to 31 December; 1 January to 31 March and 1 April to 30 June

1H, 2H means where applicable, the periods from 1 July to 31 December; and 1 January to 30 June

1H FY24/25 means the period of 6 months from 1 July 2024 to 31 December 2024

1H FY25/26 means the period of 6 months from 1 July 2025 to 31 December 2025

2H FY24/25 means the period of 6 months from 1 January 2025 to 30 June 2025

2H FY25/26 means the period of 6 months from 1 January 2026 to 30 June 2026

4Q FY25/26 means the period of 3 months from 1 April 2026 to 30 June 2026

DPU means distribution per unit

FY means the financial year

FY24/25 means the period of 12 months ended 30 June 2025

FY25/26 means the period of 12 months ended 30 June 2026

FY26/27 means the period of 12 months ending 30 June 2027

GRI means gross rental income

NAV means net asset value

NLA means net lettable area

NPI means net property income

RCF means revolving credit facilities

sq ft means square feet

WA and NAC mean the Wisma Atria Property (64.11% 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, as at reporting date

y-o-y means year-on-year

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


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