STARHILL GLOBAL REAL ESTATE INVESTMENT TRUST
FINANCIAL STATEMENTS ANNOUNCEMENT
FOR THE FOURTH QUARTER AND FINANCIAL YEAR ENDED 30 JUNE 2017

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INTRODUCTION

Starhill Global Real Estate Investment Trust ("Starhill Global REIT" or "Trust"), is a real estate investment trust constituted by the Trust Deed entered into on 8 August 2005 (as amended, restated or supplemented from time to time) between YTL Starhill Global REIT Management Limited as the Manager of Starhill Global REIT and HSBC Institutional Trust Services (Singapore) Limited as the Trustee of Starhill Global REIT. Starhill Global REIT was listed on the main board of the Singapore Exchange Securities Trading Limited on 20 September 2005.

The principal activity of Starhill Global REIT and its subsidiaries (the "Group") is to invest primarily in prime real estate used mainly for retail and/or office purposes, with the objective of delivering regular and stable distributions to Unitholders ("Unitholders") and to achieve long-term growth in the net asset value per unit.

These financial statements for the quarter from 1 April 2017 to 30 June 2017 have not been audited or reviewed by our auditors. The current figures presented in these financial statements are in relation to the period from 1 April 2017 to 30 June 2017 ("4Q FY16/17") as well as the 12 months period from 1 July 2016 to 30 June 2017 ("FY16/17"). The comparative figures are in relation to the period from 1 April 2016 to 30 June 2016 ("4Q FY15/16") as well as the 12 months period from 1 July 2015 to 30 June 2016 ("FY15/16").

During the quarter ended 30 June 2017, the Group completed the divestment of Harajuku Secondo in Tokyo, Japan on 15 May 2017 at a sale price of JPY410.2 million.

As at 30 June 2017, the property portfolio of Starhill Global REIT consists of:

- 257 strata lots representing 74.23% of the total share value of the strata lots in Wisma Atria ("Wisma Atria Property") and 4 strata lots representing 27.23% of the total share value of the strata lots in Ngee Ann City ("Ngee Ann City Property") (collectively the "Singapore Properties");
- 100% interest in Myer Centre Adelaide, David Jones Building and Plaza Arcade in Adelaide and Perth, Australia (collectively the "Australia Properties");
- 100% interest in Starhill Gallery and 137 strata parcels and two accessory parcels within Lot 10 shopping centre ("Lot 10 Property") in Kuala Lumpur, Malaysia (collectively the "Malaysia Properties"); and
- 100% interest in Renhe Spring Zongbei Department Store in Chengdu, China (the "China Property") and 100% interest in three properties in Tokyo, Japan (the "Japan Properties") (collectively the "China and Japan Properties").

SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE FOURTH QUARTER AND FINANCIAL YEAR ENDED 30 JUNE 2017

	Group 01/04/17 to 30/06/17 S$'000	Group 01/04/16 to 30/06/16 S$'000	Increase / (Decrease) %	Group 01/07/16 to 30/06/17 S$'000	Group 01/07/15 to 30/06/16 S$'000	Increase / (Decrease) %
Gross revenue	53,712	53,646	0.1%	216,364	219,679	(1.5%)
Net property income	41,398	41,391	0.0%	166,888	170,322	(2.0%)
Income available for distribution	26,390	28,438	(7.2%)	110,445	116,502	(5.2%)
Income to be distributed to Unitholders	25,738	28,138	(8.5%)	107,315	112,987	(5.0%)

	Group 01/04/17 to 30/06/17	Group 01/04/16 to 30/06/16	Increase / (Decrease)
	Cents per unit		%
Distribution per unit ("DPU")			
For the quarter from 1 April to 30 June [1]	1.18	1.29	(8.5%)
Annualised (based on the three months ended 30 June)	4.73	5.19	(8.9%)
For the 12 months ended 30 June	4.92	5.18	(5.0%)

Footnote:

(1) The computation of DPU for the quarter ended 30 June 2017 is based on total number of units entitled to the distributable income for the period from 1 April 2017 to 30 June 2017 of 2,181,204,435.

DISTRIBUTION DETAILS

Distribution period	1 April 2017 to 30 June 2017
Distribution amount to Unitholders	1.18 cents per unit
Books closure date	7 August 2017
Payment date	29 August 2017

1(a) Income statement together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Total Return and Distribution (4Q FY16/17 vs 4Q FY15/16)

	Notes	Group 01/04/17 to 30/06/17 S$'000	Group 01/04/16 to 30/06/16 S$'000	Increase / (Decrease) %	Trust 01/04/17 to 30/06/17 S$'000	Trust 01/04/16 to 30/06/16 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**53,712**	**53,646**	**0.1%**	**32,991**	**33,196**	**(0.6%)**
Maintenance and sinking fund contributions		(1,758)	(1,760)	(0.1%)	(1,731)	(1,731)	-
Property management fees	(b)	(1,196)	(1,547)	(22.7%)	(994)	(999)	(0.5%)
Property tax		(5,203)	(5,137)	1.3%	(3,208)	(3,171)	1.2%
Other property expenses	(c)	(4,157)	(3,811)	9.1%	(1,016)	(1,119)	(9.2%)
Property expenses		**(12,314)**	**(12,255)**	**0.5%**	**(6,949)**	**(7,020)**	**(1.0%)**
Net property income		**41,398**	**41,391**	**0.0%**	**26,042**	**26,176**	**(0.5%)**
Finance income	(d)	254	267	(4.9%)	95	11	763.6%
Interest income from subsidiaries		-	-	-	1,438	1,395	3.1%
Dividend income from subsidiaries		-	-	-	2,479	3,581	(30.8%)
Fair value adjustment on security deposits	(e)	252	374	(32.6%)	163	(114)	NM
Management fees	(f)	(4,010)	(3,974)	0.9%	(3,779)	(3,731)	1.3%
Trust expenses	(g)	(897)	(840)	6.8%	(580)	(783)	(25.9%)
Finance expenses	(h)	(9,549)	(9,448)	1.1%	(6,126)	(5,973)	2.6%
Non property expenses		**(13,950)**	**(13,621)**	**2.4%**	**(6,310)**	**(5,614)**	**12.4%**
Net income before tax		**27,448**	**27,770**	**(1.2%)**	**19,732**	**20,562**	**(4.0%)**
Change in fair value of derivative instruments	(i)	(418)	(2,661)	(84.3%)	(529)	(1,358)	(61.0%)
Foreign exchange gain/(loss)	(j)	820	(5,864)	NM	(4,230)	1,948	NM
Change in fair value of investment properties	(k)	(3,415)	77,973	NM	3,493	69,029	(94.9%)
Gain on divestment of investment property	(l)	770	-	NM	-	-	-
Impairment loss on investment in subsidiaries	(m)	-	-	-	-	(23,000)	(100.0%)
Impairment loss on intangible asset	(n)	-	(11,214)	(100.0%)	-	-	-
Total return for the period before tax and distribution		**25,205**	**86,004**	**(70.7%)**	**18,466**	**67,181**	**(72.5%)**
Income tax	(o)	(803)	4,208	NM	(240)	-	NM
Total return for the period after tax, before distribution		**24,402**	**90,212**	**(73.0%)**	**18,226**	**67,181**	**(72.9%)**
Non-tax deductible/(chargeable) items and other adjustments	(p)	1,988	(61,774)	NM	8,164	(38,743)	NM
Income available for distribution		**26,390**	**28,438**	**(7.2%)**	**26,390**	**28,438**	**(7.2%)**

Footnotes:

(a) Gross revenue comprises gross rent and other revenue earned from investment properties, including turnover rent. The increase in gross revenue for the Group was mainly due to higher contributions from Ngee Ann City Property (Retail), Myer Centre Adelaide, David Jones Building as well as Malaysia Properties, partially offset by lower contributions from Wisma Atria Property, Ngee Ann City Property (Office), Plaza Arcade and China Property. Approximately 39% (4Q FY15/16: 38%) of total gross revenue for the three months ended 30 June 2017 were contributed by the overseas properties.

(b) Property management fees comprise mainly 3.0% per annum of the gross revenue from Singapore Properties and fees paid to external property managers for Australia Properties, as well as China and Japan Properties. The decrease was mainly due to lower fees for Australia Properties and no fee incurred for China Property during the current quarter.

(c) Other property expenses were higher for the current quarter mainly due to higher operating expenses at Myer Centre Adelaide and Plaza Arcade, partially offset by lower operating expenses at China Property and Ngee Ann City Property (Retail).

(d) Represents interest income from bank deposits and current accounts for the three months ended 30 June 2017.

(e) Represents the change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard 39.

(f) Management fees comprise mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property. The increase was in line with the higher average value of the trust property during the current quarter.

(g) The increase in trust expenses for the Group was mainly due to higher expenses incurred by Australia Properties and Malaysia Properties, partially offset by lower expenses incurred by Singapore Properties for the three months ended 30 June 2017.

(h) Finance expenses were higher for the current quarter mainly due to interest cost incurred on the 10-year S$70 million Series 004 MTN, partially offset by lower interest costs on other existing borrowings for the three months ended 30 June 2017.

(i) Represents mainly the change in the fair value of interest rate swaps and caps, as well as foreign exchange forward contracts for the three months ended 30 June 2017.

(j) Represents mainly the unrealised foreign exchange differences on translation of JPY term loan, as well as realised foreign exchange differences from the settlement of forward contracts for the three months ended 30 June 2017.

(k) As at 30 June 2017, the Singapore Properties were revalued at S$2,147.0 million by CBRE Pte. Ltd., the Australia Properties were revalued at A$511.0 million (S$540.1 million) by CBRE Valuations Pty Limited and Jones Lang LaSalle Advisory Services Pty Ltd, the Malaysia Properties were revalued at RM1,115.0 million (S$357.5 million) by IVPS Property Consultant Sdn Bhd, the China Property was revalued at RMB158 million (S$32.1 million) by Knight Frank Petty Limited and the Japan Properties were revalued at JPY4,855.0 million (S$59.7 million) by Jones Lang LaSalle K.K., resulting in a net revaluation loss totaling S$3.4 million for the Group for the three months ended 30 June 2017. This excludes S$12.9 million revaluation loss on the China Property recorded in 2Q FY16/17, following an earlier valuation exercise by the same valuer in December 2016.

(l) Represents the difference between net proceeds (including directly attributable costs) from divestment and the carrying amount of Harajuku Secondo divested in May 2017.

(m) Represents the impairment loss on the Trust's China investment recorded in June 2016 and determined based on the difference between the carrying amount and the recoverable amount of Top Sure Investment Limited and its subsidiary.

(n) Represents the impairment loss on goodwill arising from acquisition of Top Sure Investment Limited recorded in June 2016 and determined based on the difference between the carrying amount and the recoverable amount of Top Sure Investment Limited and its subsidiary. The company owns China Property through its wholly owned subsidiary.

(o) Income tax includes withholding tax, corporate tax and deferred tax provided for the overseas properties. The variance was mainly attributed to the deferred tax reversal arising from downward revaluation of China Property in June 2016 and withholding tax payment for the Malaysia Properties for the three months ended 30 June 2017.

(p) See details in the distribution statement below.

Distribution Statement (4Q FY16/17 vs 4Q FY15/16)

	Notes	Group 01/04/17 to 30/06/17 S$'000	Group 01/04/16 to 30/06/16 S$'000	Increase / (Decrease) %	Trust 01/04/17 to 30/06/17 S$'000	Trust 01/04/16 to 30/06/16 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**24,402**	**90,212**	**(73.0%)**	**18,226**	**67,181**	**(72.9%)**
Non-tax deductible/(chargeable) items and other adjustments:		1,988	(61,774)	NM	8,164	(38,743)	NM
Finance costs	(q)	197	232	(15.1%)	393	536	(26.7%)
Sinking fund contribution		452	452	-	452	452	-
Depreciation		-	70	(100.0%)	-	70	(100.0%)
Change in fair value of derivative instruments		418	2,661	(84.3%)	529	1,358	(61.0%)
Change in fair value of investment properties		3,415	(77,973)	NM	(3,493)	(69,029)	(94.9%)
Deferred income tax		40	(4,326)	NM	-	-	-
Impairment loss on investment in subsidiaries		-	-	-	-	23,000	(100.0%)
Impairment loss on intangible asset		-	11,214	(100.0%)	-	-	-
Foreign exchange (gain)/loss		(1,009)	5,702	NM	4,108	(1,948)	NM
Fair value adjustment on security deposits		(252)	(374)	(32.6%)	(163)	114	NM
Other items	(r)	(1,273)	568	NM	738	530	39.2%
Net overseas income not distributed to the Trust, net of amount received		-	-	-	5,600	6,174	(9.3%)
Income available for distribution		**26,390**	**28,438**	**(7.2%)**	**26,390**	**28,438**	**(7.2%)**
Income to be distributed to Unitholders	(s)	**25,738**	**28,138**	**(8.5%)**	**25,738**	**28,138**	**(8.5%)**

Footnotes:

(q) Finance costs include mainly amortisation of upfront borrowing costs.

(r) Other items include mainly trustee's fee, straight-line rental adjustments, commitment fees, reversal of gross profit from Japan divestment and other non-tax deductible/chargeable costs.

(s) Approximately S$0.6 million of income available for distribution for the three months ended 30 June 2017 has been retained for working capital requirements.

Statement of Total Return and Distribution (FY16/17 vs FY15/16)

`	Notes	Group 01/07/16 to 30/06/17 S$'000	Group 01/07/15 to 30/06/16 S$'000	Increase / (Decrease) %	Trust 01/07/16 to 30/06/17 S$'000	Trust 01/07/15 to 30/06/16 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**216,364**	**219,679**	**(1.5%)**	**134,480**	**134,251**	**0.2%**
Maintenance and sinking fund contributions		(7,043)	(7,065)	(0.3%)	(6,926)	(6,926)	-
Property management fees	(b)	(5,778)	(6,259)	(7.7%)	(4,060)	(4,059)	0.0%
Property tax	(c)	(20,713)	(20,292)	2.1%	(12,840)	(12,722)	0.9%
Other property expenses	(d)	(15,942)	(15,741)	1.3%	(3,692)	(3,869)	(4.6%)
Property expenses		**(49,476)**	**(49,357)**	**0.2%**	**(27,518)**	**(27,576)**	**(0.2%)**
Net property income		**166,888**	**170,322**	**(2.0%)**	**106,962**	**106,675**	**0.3%**
Finance income	(e)	1,089	914	19.1%	369	48	668.8%
Interest income from subsidiaries		-	-	-	5,806	5,621	3.3%
Dividend income from subsidiaries		-	-	-	22,771	8,343	172.9%
Fair value adjustment on security deposits	(f)	(20)	(106)	(81.1%)	(53)	(404)	(86.9%)
Management fees	(g)	(16,192)	(15,903)	1.8%	(15,256)	(14,930)	2.2%
Trust expenses	(h)	(3,542)	(3,463)	2.3%	(2,758)	(3,173)	(13.1%)
Finance expenses	(i)	(38,930)	(38,767)	0.4%	(25,056)	(24,211)	3.5%
Non property expenses		**(57,595)**	**(57,325)**	**0.5%**	**(14,177)**	**(28,706)**	**(50.6%)**
Net income before tax		**109,293**	**112,997**	**(3.3%)**	**92,785**	**77,969**	**19.0%**
Change in fair value of derivative instruments	(j)	1,425	(6,487)	NM	107	(4,959)	NM
Foreign exchange gain/(loss)	(k)	3,819	(11,610)	NM	(5,802)	(4,043)	43.5%
Change in fair value of investment properties	(l)	(16,321)	77,973	NM	3,493	69,029	(94.9%)
Gain/(Loss) on divestment of investment properties	(m)	770	(87)	NM	-	-	-
Impairment loss on investment in subsidiaries	(n)	-	-	-	(9,000)	(23,000)	(60.9%)
Impairment loss on intangible asset	(o)	-	(11,214)	(100.0%)	-	-	-
Total return for the period before tax and distribution		**98,986**	**161,572**	**(38.7%)**	**81,583**	**114,996**	**(29.1%)**
Income tax	(p)	1,268	2,324	(45.4%)	(405)	-	NM
Total return for the period after tax, before distribution		**100,254**	**163,896**	**(38.8%)**	**81,178**	**114,996**	**(29.4%)**
Non-tax deductible/(chargeable) items and other adjustments	(q)	10,191	(47,394)	NM	29,267	1,506	NM
Income available for distribution		**110,445**	**116,502**	**(5.2%)**	**110,445**	**116,502**	**(5.2%)**

Footnotes:

(a) Gross revenue comprises gross rent and other revenue earned from investment properties, including turnover rent. The decrease in gross revenue for the Group was mainly due to lower contributions from Wisma Atria Property and Ngee Ann City Property (Office), as well as Myer Centre Adelaide, Plaza Arcade, China and Japan Properties, partially offset by higher contributions from Ngee Ann City Property (Retail), Malaysia Properties and David Jones Building. Approximately 38% (FY15/16: 39%) of total gross revenue for the financial year ended 30 June 2017 were contributed by the overseas properties.

(b) Property management fees comprise mainly 3.0% per annum of the gross revenue from Singapore Properties and fees paid to external property managers for Japan Properties, China Property and Australia Properties for the current period. The decrease was mainly due to lower fees for China Property and Myer Center Adelaide.

(c) Property tax expenses were higher for the current period mainly due to higher property taxes for Myer Centre Adelaide and Ngee Ann City Property (Retail), partially offset by lower property taxes for Wisma Atria Property and Japan Properties.

(d) Other property expenses were higher for the current period mainly due to higher operating expenses at Myer Centre Adelaide, Plaza Arcade and Japan Properties. The decrease was partially offset by lower operating expenses incurred by China Property and Ngee Ann City Property (Retail).

(e) Represents interest income from bank deposits and current accounts for the financial year ended 30 June 2017. The increase was largely in line with the higher fixed deposits placed during the current period.

(f) Represents the change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard 39.

(g) Management fees comprise mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property. The increase was in line with the higher average value of the trust property during the current period.

(h) The increase in trust expenses for the Group was mainly due to higher expenses incurred by Australia Properties and Malaysia Properties, partially offset by lower expenses incurred by Singapore Properties as well as China and Japan Properties for the financial year ended 30 June 2017.

(i) Finance expenses were higher for the current period mainly in line with interest cost incurred on the 10-year S$70 million Series 004 MTN issued in October 2016 and one-time write off of upfront borrowing costs following the repayment of loans during the financial year ended 30 June 2017, partially offset by full amortisation of the remaining capitalised premium on the interest rate caps in the corresponding period and lower interest costs on other existing borrowings for the current period.

(j) Represents mainly the change in the fair value of interest rate swaps and caps, as well as foreign exchange forward contracts for the financial year ended 30 June 2017.

(k) Represents mainly the unrealised foreign exchange differences on translation of JPY term loan, as well as realised foreign exchange differences from the settlement of forward contracts for the financial year ended 30 June 2017.

(l) As at 30 June 2017, the Singapore Properties were revalued at S$2,147.0 million by CBRE Pte. Ltd., the Australia Properties were revalued at A$511.0 million (S$540.1 million) by CBRE Valuations Pty Limited and Jones Lang LaSalle Advisory Services Pty Ltd, the Malaysia Properties were revalued at RM1,115.0 million (S$357.5 million) by IVPS Property Consultant Sdn Bhd, the China Property was revalued at RMB158.0 million (S$32.1 million) by Knight Frank Petty Limited and the Japan Properties were revalued at JPY4,855.0 million (S$59.7 million) by Jones Lang LaSalle K.K., resulting in a net revaluation loss totaling S$16.3 million for the Group for the financial year ended 30 June 2017.

(m) Represents the difference between net proceeds (including directly attributable costs) from divestment and the carrying amount of Harajuku Secondo divested in May 2017 (January 2016: Roppongi Terzo).

(n) Represents the impairment loss on the Trust's China investment determined based on the difference between the carrying amount and the recoverable amount of Top Sure Investment Limited and its subsidiary.

(o) Represents the impairment loss on goodwill arising from acquisition of Top Sure Investment Limited recorded in June 2016 and determined based on the difference between the carrying amount and the recoverable amount of Top Sure Investment Limited and its subsidiary. The company owns China Property through its wholly owned subsidiary.

(p) Income tax includes withholding tax, corporate tax and deferred tax provided for the overseas properties. The variance was mainly attributed to the lower deferred tax reversal arising from downward revaluation of China Property, as well as withholding tax payment for the Malaysia Properties, partially offset by lower corporate tax and withholding tax provisions for China Property and lower withholding tax provision for the Australia Properties for the current period.

(q) See details in the distribution statement below.

Distribution Statement (FY16/17 vs FY15/16)

	Notes	Group 01/07/16 to 30/06/17 S$'000	Group 01/07/15 to 30/06/16 S$'000	Increase / (Decrease) %	Trust 01/07/16 to 30/06/17 S$'000	Trust 01/07/15 to 30/06/16 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**100,254**	**163,896**	**(38.8%)**	**81,178**	**114,996**	**(29.4%)**
Non-tax deductible/(chargeable) items and other adjustments:		10,191	(47,394)	NM	29,267	1,506	NM
Finance costs	(r)	1,012	928	9.1%	2,244	2,144	4.7%
Sinking fund contribution		1,808	1,808	-	1,808	1,808	-
Depreciation		141	282	(50.0%)	141	282	(50.0%)
Change in fair value of derivative instruments		(1,425)	6,487	NM	(107)	4,959	NM
Change in fair value of investment properties		16,321	(77,973)	NM	(3,493)	(69,029)	(94.9%)
Deferred income tax		(3,065)	(4,196)	(27.0%)	-	-	-
Impairment loss on investment in subsidiaries		-	-	-	9,000	23,000	(60.9%)
Impairment loss on intangible asset		-	11,214	(100.0%)	-	-	-
Foreign exchange (gain)/loss		(4,000)	11,830	NM	5,429	4,043	34.3%
Fair value adjustment on security deposits		20	106	(81.1%)	53	404	(86.9%)
Other items	(s)	(621)	2,120	NM	3,260	2,902	12.3%
Net overseas income not distributed to the Trust, net of amount received		-	-	-	10,932	30,993	(64.7%)
Income available for distribution		**110,445**	**116,502**	**(5.2%)**	**110,445**	**116,502**	**(5.2%)**
Income to be distributed to Unitholders	(t)	**107,315**	**112,987**	**(5.0%)**	**107,315**	**112,987**	**(5.0%)**

Footnotes:

(r) Finance costs include mainly amortisation of upfront borrowing costs.

(s) Other items include mainly trustee's fee, straight-line rental adjustments, commitment fees, reversal of gross profit from Japan divestments and other non-tax deductible/chargeable costs.

(t) Approximately S$3.1 million of income available for distribution for the financial year ended 30 June 2017 has been retained for working capital requirements.

1(b) (i) Balance sheet, together with comparatives as at the end of the immediately preceding financial year

Balance Sheet as at 30 June 2017

	Notes	Group 30/06/17 S$'000	Group 30/06/16 S$'000	Trust 30/06/17 S$'000	Trust 30/06/16 S$'000
Non-current assets					
Investment properties	(a)	3,136,315	3,136,604	2,147,000	2,141,000
Plant and equipment		59	446	-	141
Interests in subsidiaries	(b)	-	-	608,852	651,509
Derivative financial instruments	(c)	41	332	41	330
Trade and other receivables	(d)	-	1,759	-	1,266
		3,136,415	**3,139,141**	**2,755,893**	**2,794,246**
Current assets					
Derivative financial instruments	(c)	85	140	63	140
Trade and other receivables	(d)	6,341	5,926	2,110	5,655
Cash and cash equivalents	(e)	76,603	76,953	30,493	11,740
		83,029	**83,019**	**32,666**	**17,535**
Total assets		**3,219,444**	**3,222,160**	**2,788,559**	**2,811,781**
Non-current liabilities					
Trade and other payables	(f)	24,363	24,999	19,003	19,782
Derivative financial instruments	(c)	1,827	4,747	1,522	2,393
Deferred tax liabilities	(g)	6,748	9,737	-	-
Borrowings	(h)	728,386	1,107,521	547,522	790,124
		761,324	**1,147,004**	**568,047**	**812,299**
Current liabilities					
Trade and other payables	(f)	38,762	39,544	26,554	25,962
Derivative financial instruments	(c)	2,178	22	1,226	22
Income tax payable	(i)	1,942	2,641	-	-
Borrowings	(h)	405,892	15,398	252,771	5,000
		448,774	**57,605**	**280,551**	**30,984**
Total liabilities		**1,210,098**	**1,204,609**	**848,598**	**843,283**
Net assets		**2,009,346**	**2,017,551**	**1,939,961**	**1,968,498**
Represented by:					
Unitholders' funds		2,009,346	2,017,551	1,939,961	1,968,498
		2,009,346	**2,017,551**	**1,939,961**	**1,968,498**

Footnotes:

(a) Investment properties decreased mainly due to downward revaluation of the China Property (following the conversion to a single tenancy model) and the Malaysia Properties (softer retail outlook and new upcoming supply), as well as the divestment of Harajuku Secondo. The decrease was partially offset by upward revaluation of the Australia Properties and Singapore Properties, as well as positive net movement in foreign currencies in relation to the overseas properties. The fair values of the properties include capital expenditure incurred and straight-line rental adjustments during the current period. The Singapore Properties, Australia Properties, Malaysia Properties, China Property and Japan Properties were independently revalued on 30 June 2017, by CBRE Pte. Ltd., CBRE Valuations Pty Limited and Jones Lang LaSalle Advisory Services Pty Ltd, IVPS Property Consultant Sdn Bhd, Knight Frank Petty Limited and Jones Lang LaSalle K.K. respectively.

(b) The decrease in the Trust's interests in subsidiaries was mainly due to impairment loss on the Trust's China investment in December 2016, capital redemptions and net movement in foreign currencies during the current period.

(c) Derivative financial instruments as at 30 June 2017 include mainly the fair value of the interest rate swaps and caps entered into to hedge the interest rate exposure on borrowings and foreign exchange forward contracts. The net increase in derivative values was mainly due to the change in fair value of the existing A$ interest rate swaps during the current period, which are maturing within the next 12 months and classified as current liabilities as at 30 June 2017.

(d) The net decrease in trade and other receivables was mainly due to the classification of straight-line rental adjustments as part of investment properties during the current period, as well as decrease in outstanding receivables arising from member card and prepaid card sales of China Property, partially offset by higher other receivables for Malaysia Properties and net increase in rent arrears for the Group.

(e) The decrease in cash and cash equivalents was mainly due to payment of distributions, borrowing costs and capital expenditure during the current period, partially offset by net movements in borrowings, cash generated from operations and receipt of net proceeds on divestment of Harajuku Secondo.

(f) The net decrease in trade and other payables was mainly due to recognition of deferred pre-termination compensation received for a lease at Wisma Atria Property during the current period as well as settlement of payables for China and Japan Properties, partially offset by increase in payables for Australia Properties and Singapore Properties, as well as higher security deposits and interest payables for the Group.

(g) Deferred tax liabilities are mainly in respect of China Property and have been estimated on the basis of asset sale at the current book value. The decrease in deferred tax liabilities was mainly due to the downward revaluation of the property during the current period.

(h) Borrowings include S$450 million term loans, S$3 million revolving credit facilities ("RCF"), JPY4.4 billion (S$54.1 million) term loan, S$295 million Singapore MTNs, JPY0.8 billion (S$9.8 million) Japan bond, A$208 million (S$219.8 million) term loans and RM328.0 million (S$105.2 million) Malaysia MTN. The net increase in total borrowings was mainly due to the issuance of S$70 million Series 004 MTN, partially offset by the net repayment of RCF of S$2 million, S$10.1 million (JPY0.8 billion) of JPY term loan and S$50 million of term loan during the current period. The increase in the current portion of borrowings was mainly due to the A$145 million term loan and S$250 million term loan maturing in May 2018 and June 2018 respectively, which were classified as current liabilities as at 30 June 2017. Please refer to Section 1(b)(ii) for details of the borrowings.

(i) The decrease in income tax payable was mainly due to lower corporate tax provision for China Property and withholding tax provision for Australia Properties.

1(b) (ii) Aggregate amount of borrowings

	Notes	Group 30/06/17 S$'000	Group 30/06/16 S$'000	Trust 30/06/17 S$'000	Trust 30/06/16 S$'000
Secured borrowings	(a)				
Amount repayable within one year		153,258	-	-	-
Amount repayable after one year		171,745	318,069	-	-
		325,003	**318,069**	**-**	**-**
Unsecured borrowings	(b)				
Amount repayable within one year		253,000	15,507	253,000	5,000
Amount repayable after one year		558,908	793,297	549,076	793,297
Total borrowings		**1,136,911**	**1,126,873**	**802,076**	**798,297**
Less: Unamortised loan acquisition expenses		(2,633)	(3,954)	(1,783)	(3,173)
Total borrowings		**1,134,278**	**1,122,919**	**800,293**	**795,124**

Footnotes:

(a) Secured

The Group acquired the Malaysia Properties through an asset-backed securitisation structure in June 2010. Under the structure, the properties were acquired by Ara Bintang Berhad (a bankruptcy-remote special purpose vehicle) which issued five-year fixed-rate RM330 million senior medium term notes ("First Senior MTN") to partially fund the acquisition of the Malaysia Properties. A refinancing was undertaken in September 2014 ahead of expected maturity in June 2015 by buying back and cancelling the First Senior MTN and issuing new five-year fixed-rate senior medium term notes of a nominal value of RM330 million ("Second Senior MTN") at a discounted cash consideration of approximately RM325 million. The Second Senior MTN bear a fixed coupon rate of 4.48% per annum and have a carrying amount of approximately RM328.0 million (S$105.2 million) as at 30 June 2017. The notes have an expected maturity in September 2019 and legal maturity in March 2021, and are secured, inter alia, by a fixed and floating charge over all the assets of Ara Bintang Berhad.

The Group has outstanding term loans of A$208 million (S$219.8 million) as at 30 June 2017, comprising:

(i) A$63 million (S$66.6 million) (maturing in June 2019) secured by a general security deed over all the assets of SG REIT (WA) Trust and a mortgage over David Jones Building. SG REIT (WA) Trust is wholly owned by the Group; and

(ii) A$145 million (S$153.2 million) (maturing in May 2018) secured by a general security deed over all the assets of SG REIT (SA) Sub-Trust2 and a mortgage over Myer Centre Adelaide. SG REIT (SA) Sub-Trust2 is wholly owned by the Group. In June 2017, the Group has secured the refinancing of this A$145 million loan with the same bank ahead of its maturity. The utilisation of the new four-year loan facility is expected to take place in November 2017, which will extend the maturity to November 2021.

(b) Unsecured

As at 30 June 2017, the Group has outstanding medium term notes of S$295 million issued under its S$2 billion Multicurrency MTN Programme and rated at "BBB+" by Standard & Poor's Rating Services, comprising:

(i) S$100 million unsecured seven-year Singapore MTN (the "Series 002 Notes") (maturing in February 2021) which bear a fixed rate interest of 3.50% per annum payable semi-annually in arrear;

(ii) S$125 million unsecured eight-year Singapore MTN (the "Series 003 Notes") (maturing in May 2023) which bear a fixed rate interest of 3.40% per annum payable semi-annually in arrear; and

(iii) S$70 million unsecured 10-year Singapore MTN (the "Series 004 Notes") (maturing in October 2026) which bear a fixed rate interest of 3.14% per annum payable semi-annually in arrear.

As at 30 June 2017, the Group has in place:

(i) five-year unsecured loan facilities with a club of eight banks at inception, comprising (a) term loan of balance S$200 million (maturing in September 2018) and (b) S$250 million RCF (maturing in September 2018) including a S$50 million uncommitted tranche. There is no amount outstanding on this RCF as at 30 June 2017.

(ii) three-year unsecured term loan facilities of S$250 million (maturing in June 2018) with four banks.

(iii) five-year unsecured term loan facilities of balance JPY4.4 billion (S$54.1 million) (maturing in July 2020) with two banks. In July 2017, the Group has prepaid JPY350 million of the above loan using the net proceeds from the divestment of Harajuku Secondo in May 2017.

In July 2017, the Group entered into the following loan facility agreements with a club of seven banks to secure the refinancing of the above S$200 million and S$250 million term loans, ahead of their respective maturities in September 2018 and June 2018: (i) four-year unsecured term loan facility of S$200 million; (ii) five-year unsecured term loan facility of S$260 million; and (iii) five-year unsecured RCF of S$240 million (including a S$50 million uncommitted tranche). The utilisation of the new facilities are expected to take place in September 2017.

As at 30 June 2017, the Group has drawn down S$3 million of short-term loan from its other unsecured RCF.

The Group has JPY0.8 billion (S$9.8 million) of Japan bond outstanding as at 30 June 2017, maturing in August 2021 ("Series 3 Bonds"). The bondholders of Series 3 Bonds have a statutory preferred right, under the Japan Asset Liquidation Law, to receive payment of all obligations under the bonds prior to other creditors out of the assets of Starhill Global REIT One TMK.

1(c) Consolidated cash flow statement (4Q FY16/17 vs 4Q FY15/16) and (FY16/17 vs FY15/16)

	Group 01/04/17 to 30/06/17 S$'000	Group 01/04/16 to 30/06/16 S$'000	Group 01/07/16 to 30/06/17 S$'000	Group 01/07/15 to 30/06/16 S$'000
Operating activities				
Total return for the period before tax and distribution	25,205	86,004	98,986	161,572
Adjustments for:				
Finance income	(254)	(267)	(1,089)	(914)
Fair value adjustment on security deposits	(252)	(374)	20	106
Depreciation	3	149	361	622
Finance expenses	9,549	9,448	38,930	38,767
(Gain)/Loss on divestment of investment property	(770)	-	(770)	87
Plant and equipment written off	-	-	80	-
Change in fair value of derivative instruments	418	2,661	(1,425)	6,487
Foreign exchange (gain)/loss	(820)	5,864	(3,819)	11,610
Change in fair value of investment properties	3,415	(77,973)	16,321	(77,973)
Impairment loss on intangible asset	-	11,214	-	11,214
Operating income before working capital changes	36,494	36,726	147,595	151,578
Changes in working capital:				
Trade and other receivables	818	886	(2,500)	1,167
Trade and other payables	2,299	57	(1,556)	4,243
Income tax paid	(802)	(404)	(2,395)	(1,729)
Cash generated from operating activities	**38,809**	**37,265**	**141,144**	**155,259**
Investing activities				
Net proceeds on divestment of investment properties (1)	4,907	-	4,907	29,095
Capital expenditure on investment properties (2)	(6,820)	(226)	(9,018)	(1,945)
Purchase of plant and equipment	(30)	-	(53)	(41)
Interest received on deposits	305	264	1,090	922
Cash flows (used in)/from investing activities	**(1,638)**	**38**	**(3,074)**	**28,031**
Financing activities				
Borrowing costs paid	(9,722)	(9,037)	(36,115)	(37,272)
Proceeds from borrowings (3)	3,000	13,900	102,377	252,547
Repayment of borrowings (3)	-	(8,900)	(94,490)	(262,348)
Distributions paid to Unitholders	(25,738)	(27,483)	(109,715)	(112,987)
Cash flows used in financing activities	**(32,460)**	**(31,520)**	**(137,943)**	**(160,060)**
Net increase in cash and cash equivalents	**4,711**	**5,783**	**127**	**23,230**
Cash and cash equivalents at the beginning of the period	72,463	70,337	76,953	51,571
Effects of exchange rate differences on cash	(571)	833	(477)	2,152
Cash and cash equivalents at the end of the period	**76,603**	**76,953**	**76,603**	**76,953**

Footnotes:

(1) Net cash inflows on divestment of Harajuku Secondo (FY15/16: Roppongi Terzo in January 2016) represent the sale proceeds, net of directly attributable costs paid in May 2017.

(2) Includes capital expenditure and asset redevelopment costs paid in relation to Lot 10 Property, Plaza Arcade and Myer Centre Adelaide.

(3) The movement during the financial year ended 30 June 2017 relates mainly to the issuance of S$70 million Series 004 MTN in October 2016, drawdown of S$21.8 million RCF as well as JPY0.8 billion Series 3 Bonds which was used to fully redeem the Series 2 Bonds of JPY0.8 billion in August 2016. The repayment includes mainly the repayment of S$50 million and JPY0.8 billion (S$10.1 million) term loans, as well as the settlement of short-term RCF by S$23.8 million during the current period.

1(d) (i) Statement of movements in Unitholders' Funds (4Q FY16/17 vs 4Q FY15/16)

	Notes	Group 01/04/17 to 30/06/17 S$'000	Group 01/04/16 to 30/06/16 S$'000	Trust 01/04/17 to 30/06/17 S$'000	Trust 01/04/16 to 30/06/16 S$'000
Unitholders' funds at the beginning of the period		2,011,897	1,965,869	1,947,473	1,928,800
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	24,402	90,212	18,226	67,181
Increase in Unitholders' funds resulting from operations		**24,402**	**90,212**	**18,226**	**67,181**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		3,835	(18,859)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(5,050)	7,812	-	-
Net loss recognised directly in Unitholders' funds	(b)	**(1,215)**	**(11,047)**	**-**	**-**
Unitholders' transactions					
Distributions to Unitholders		(25,738)	(27,483)	(25,738)	(27,483)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(25,738)**	**(27,483)**	**(25,738)**	**(27,483)**
Unitholders' funds at the end of the period		**2,009,346**	**2,017,551**	**1,939,961**	**1,968,498**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the Group for the three months ended 30 June 2017 includes a loss in the fair value of investment properties of S$3.4 million (4Q FY15/16: gain of S$78.0 million), an impairment loss on intangible asset of nil (4Q FY15/16: S$11.2 million), a loss in the fair value of derivative instruments of S$0.4 million (4Q FY15/16: S$2.7 million) and a net foreign exchange gain of S$0.8 million (4Q FY15/16: loss of S$5.9 million).

(b) The movement in foreign currency translation reserve relates mainly to the exchange differences arising on the translation of foreign controlled entities and intercompany loans and borrowings that form part of the Group's net investment in the foreign entities.

1(d) (i) Statement of movements in Unitholders' Funds (FY16/17 vs FY15/16)

	Notes	Group 01/07/16 to 30/06/17 S$'000	Group 01/07/15 to 30/06/16 S$'000	Trust 01/07/16 to 30/06/17 S$'000	Trust 01/07/15 to 30/06/16 S$'000
Unitholders' funds at the beginning of the period		2,017,551	1,982,791	1,968,498	1,966,489
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	100,254	163,896	81,178	114,996
Increase in Unitholders' funds resulting from operations		**100,254**	**163,896**	**81,178**	**114,996**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		10,877	(23,716)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(9,621)	7,567	-	-
Net gain/(loss) recognised directly in Unitholders' funds	(b)	**1,256**	**(16,149)**	**-**	**-**
Unitholders' transactions					
Distributions to Unitholders		(109,715)	(112,987)	(109,715)	(112,987)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(109,715)**	**(112,987)**	**(109,715)**	**(112,987)**
Unitholders' funds at the end of the period		**2,009,346**	**2,017,551**	**1,939,961**	**1,968,498**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the Group for the financial year ended 30 June 2017 includes a loss in the fair value of investment properties of S$16.3 million (FY15/16: gain of S$78.0 million), an impairment loss on intangible asset of nil (FY15/16: S$11.2 million), a gain in the fair value of derivative instruments of S$1.4 million (FY15/16: loss of S$6.5 million) and a net foreign exchange gain of S$3.8 million (FY15/16: loss of S$11.6 million).

(b) The movement in foreign currency translation reserve relates mainly to the exchange differences arising on the translation of foreign controlled entities and intercompany loans and borrowings that form part of the Group's net investment in the foreign entities.

1(d) (ii) Details of any change in the units since the end of the previous period reported on

	Notes	Group and Trust 01/04/17 to 30/06/17 Units	Group and Trust 01/04/16 to 30/06/16 Units	Group and Trust 01/07/16 to 30/06/17 Units	Group and Trust 01/07/15 to 30/06/16 Units
Issued units at the beginning of the period		2,181,204,435	2,181,204,435	2,181,204,435	2,181,204,435
Management fees payable in units (base fee)	(a)	-	-	-	-
Management fees payable in units (performance fee)	(b)	-	-	-	-
Total issued units at the end of the period		**2,181,204,435**	**2,181,204,435**	**2,181,204,435**	**2,181,204,435**

Footnotes:

(a) The Manager has elected to receive 100% of its base management fees in cash. There are no base fees payable in units for the financial year ended 30 June 2017.

(b) Performance fees are calculated annually as at 30 June. There is no performance fee for the financial year ended 30 June 2017 as the performance of Starhill Global REIT’s trust index is approximately 33% below the benchmark index as at 30 June 2017.

1(d) (iii) To show the total number of issued units excluding treasury units and subsidiary holdings as at the end of the current financial period, and as at the end of the immediately preceding year

Starhill Global REIT did not hold any treasury units and subsidiary holdings as at 30 June 2017 and 30 June 2016. The total number of issued units as at the end of the current period, and as at the end of the immediately preceding year are disclosed in Section 1(d)(ii).

1(d) (iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury units and subsidiary holdings as at the end of the current financial period reported on

Not applicable.

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by the auditors.

3 Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

The Group has applied the same accounting policies and method of computation in the preparation of the financial statements for the current financial period, which are consistent with those described in the audited financial statements for the financial year ended 30 June 2016, except for the adoption of the new and revised Financial Reporting Standards which became effective for financial periods beginning on or after 1 July 2016.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Not applicable.

6 Consolidated earnings per unit ('EPU') and distribution per unit ('DPU') for the financial period

	Notes	Group 01/04/17 to 30/06/17 S$'000	Group 01/04/16 to 30/06/16 S$'000	Group 01/07/16 to 30/06/17 S$'000	Group 01/07/15 to 30/06/16 S$'000
Total return for the period after tax, before distribution		24,402	90,212	100,254	163,896
EPU - Basic and Diluted					
Weighted average number of units	(a)	2,181,204,435	2,181,204,435	2,181,204,435	2,181,204,435
Earnings per unit (cents)	(b)	1.12	4.14	4.60	7.51
DPU					
Number of units issued at end of period	(c)	2,181,204,435	2,181,204,435	2,181,204,435	2,181,204,435
DPU for the period based on the total number of units entitled to distribution (cents)		1.18	1.29	4.92	5.18

Footnotes:

(a) For the purpose of computing the EPU, the earnings attributable to Unitholders and the weighted average number of units during the three months and financial year ended 30 June 2017 are used and have been calculated on a time-weighted basis.

(b) The earnings per unit for the three months ended 30 June 2017 includes a loss in the fair value of investment properties of S$3.4 million (4Q FY15/16: gain of S$78.0 million), an impairment loss on intangible asset of nil (4Q FY15/16: S$11.2 million), a loss in the fair value of derivative instruments of S$0.4 million (4Q FY15/16: S$2.7 million) and a net foreign exchange gain of S$0.8 million (4Q FY15/16: loss of S$5.9 million). The diluted EPU is the same as basic EPU.

The earnings per unit for the financial year ended 30 June 2017 includes a loss in the fair value of investment properties of S$16.3 million (FY15/16: gain of S$78.0 million), an impairment loss on intangible asset of nil (FY15/16: S$11.2 million), a gain in the fair value of derivative instruments of S$1.4 million (FY15/16: loss of S$6.5 million) and a net foreign exchange gain of S$3.8 million (FY15/16: loss of S$11.6 million). The diluted EPU is the same as basic EPU.

(c) The computation of DPU for the three months ended 30 June 2017 is based on number of units in issue as at 30 June 2017 of 2,181,204,435.

7 Net asset value (“NAV”) and Net tangible asset (“NTA”) per unit based on units issued at the end of the period

	Note	Group 30/06/17	Group 30/06/16	Trust 30/06/17	Trust 30/06/16
NAV/NTA per unit (S$) based on:					
- units issued at the end of the period	(a)	0.92	0.92	0.89	0.90

Footnote:

(a) The number of units used for computation of NAV and NTA per unit is 2,181,204,435 which represents the number of units in issue as at 30 June 2017 and 30 June 2016.

8 Review of the performance
Consolidated Statement of Total Return and Distribution
(4Q FY16/17 vs 4Q FY15/16) and (FY16/17 vs FY15/16)

	Group 01/04/17 to 30/06/17 S$'000	Group 01/04/16 to 30/06/16 S$'000	Increase / (Decrease) %	Group 01/07/16 to 30/06/17 S$'000	Group 01/07/15 to 30/06/16 S$'000	Increase / (Decrease) %
Gross revenue	**53,712**	**53,646**	**0.1%**	**216,364**	**219,679**	**(1.5%)**
Property expenses	(12,314)	(12,255)	0.5%	(49,476)	(49,357)	0.2%
Net property income	**41,398**	**41,391**	**0.0%**	**166,888**	**170,322**	**(2.0%)**
Non property expenses	(13,950)	(13,621)	2.4%	(57,595)	(57,325)	0.5%
Net income before tax	**27,448**	**27,770**	**(1.2%)**	**109,293**	**112,997**	**(3.3%)**
Change in fair value of derivative instruments	(418)	(2,661)	(84.3%)	1,425	(6,487)	NM
Foreign exchange gain/(loss)	820	(5,864)	NM	3,819	(11,610)	NM
Change in fair value of investment properties	(3,415)	77,973	NM	(16,321)	77,973	NM
Gain/(Loss) on divestment of investment properties	770	-	NM	770	(87)	NM
Impairment loss on intangible asset	-	(11,214)	(100.0%)	-	(11,214)	(100.0%)
Total return for the period before tax and distribution	**25,205**	**86,004**	**(70.7%)**	**98,986**	**161,572**	**(38.7%)**
Income tax	(803)	4,208	NM	1,268	2,324	(45.4%)
Total return for the period after tax, before distribution	**24,402**	**90,212**	**(73.0%)**	**100,254**	**163,896**	**(38.8%)**
Non-tax deductible/(chargeable) items and other adjustments	1,988	(61,774)	NM	10,191	(47,394)	NM
Income available for distribution	**26,390**	**28,438**	**(7.2%)**	**110,445**	**116,502**	**(5.2%)**
Income to be distributed to Unitholders	**25,738**	**28,138**	**(8.5%)**	**107,315**	**112,987**	**(5.0%)**

<u>4Q FY16/17 vs 4Q FY15/16</u>

Revenue for the Group in 4Q FY16/17 was S$53.7 million, representing a marginal increase of 0.1% over 4Q FY15/16. Net property income ("NPI") for the Group was S$41.4 million, the same as 4Q FY15/16.

Singapore Properties contributed 61.4% of total revenue, or S$33.0 million in 4Q FY16/17, 0.6% lower than in 4Q FY15/16. NPI for 4Q FY16/17 was S$26.0 million, 0.5% lower than in 4Q FY15/16, mainly due to lower occupancies for Singapore offices as well as lower average rents at Wisma Atria Property (Retail), partially offset by increase in base rent from the Toshin master lease at Ngee Ann City Property (Retail) from June 2016.

Australia Properties contributed 23.2% of total revenue, or S$12.5 million in 4Q FY16/17, 2.7% higher than in 4Q FY15/16. NPI for 4Q FY16/17 was S$7.9 million, 1.9% lower than in 4Q FY15/16 mainly due to higher expenses and Plaza Arcade planned redevelopment works, partially offset by higher occupancy at David Jones Building and appreciation of A$ against S$.

Malaysia Properties contributed 12.6% of total revenue, or S$6.8 million in 4Q FY16/17, 4.8% higher than in 4Q FY15/16. NPI for 4Q FY16/17 was S$6.6 million, an increase of 5.2% from 4Q FY15/16, mainly due to extension of master leases at higher rental rates from June 2016, partially offset by depreciation of RM against S$.

China and Japan Properties contributed 2.8% of total revenue, or S$1.5 million in 4Q FY16/17, 19.8% lower than in 4Q FY15/16 mainly due to mall repositioning at China Property. The mall has been handed over to the new long-term tenant and renovation works started in 4Q FY16/17. NPI for 4Q FY16/17 was approximately S$0.9 million, 3.2% lower than in 4Q FY15/16, mainly due to divestment of Harajuku Secondo in May 2017.

Non property expenses were S$14.0 million in 4Q FY16/17, 2.4% higher than in 4Q FY15/16, mainly due to variance in fair value adjustment on security deposits, as well as higher borrowing costs and trust expenses.

The net loss on derivative instruments for 4Q FY16/17 represents mainly the change in the fair value of interest rate swaps and caps entered into for the Group's borrowings, as well as foreign exchange forward contracts.

The net foreign exchange gain in 4Q FY16/17 arose mainly from the unrealised foreign exchange gain on the translation of JPY term loan, partially offset by realised foreign exchange differences from the settlement of forward contracts.

The change in fair value of investment properties of S$3.4 million represents the net revaluation loss on the Group's investment properties in 4Q FY16/17.

The gain on divestment of investment property represents the difference between net proceeds (including directly attributable costs) from divestment and the carrying amount of Harajuku Secondo divested in May 2017.

The impairment loss on intangible asset represents the impairment loss on goodwill arising from acquisition of Top Sure Investment Limited recorded in June 2016 and determined based on the difference between the carrying amount and the recoverable amount of Top Sure Investment Limited and its subsidiary.

The variance in income tax for 4Q FY16/17 was mainly attributed to the deferred tax reversal arising from downward revaluation of China Property in the corresponding period and withholding tax payment for the Malaysia Properties.

Income available for distribution for 4Q FY16/17 was S$26.4 million, being 7.2% lower than the corresponding period. Income to be distributed to Unitholders was S$25.7 million, being 8.5% lower than the corresponding period.

FY16/17 vs FY15/16

Group revenue of S$216.4 million for the financial year ended 30 June 2017 was 1.5% lower than S$219.7 million achieved in corresponding period. NPI for the Group was S$166.9 million, representing a decrease of 2.0% over the corresponding period, mainly due to lower contributions from Wisma Atria Property and Ngee Ann City Property (Office), as well as Myer Centre Adelaide, Plaza Arcade, China and Japan Properties, partially offset by stronger performance of Ngee Ann City Property (Retail), Malaysia Properties and David Jones Building.

Singapore Properties contributed 62.2% of total revenue, or S$134.5 million in the current period, 0.2% higher than in corresponding period. NPI increased by 0.3% to S$107.0 million for the financial year ended 30 June 2017, mainly due to the increase in base rent from Toshin master lease at Ngee Ann City Property (Retail) from June 2016 as well as the recognition of S$1.9 million pre-termination rental compensation for a lease at Wisma Atria Property which has been filled up, partially offset by lower occupancies for Singapore offices as well as lower average rents at Wisma Atria Property (Retail).

Australia Properties contributed 22.7% of total revenue, or S$49.1 million in the current period, 1.6% lower than in corresponding period. NPI was S$31.5 million, 4.9% lower than in corresponding period, mainly due to Plaza Arcade planned redevelopment works, lower revenue at Myer Centre Adelaide partly due to vacancies and outgoing adjustments, allowance for rent arrears, as well as higher expenses, partially offset by higher occupancy at David Jones Building and appreciation of A$ against S$.

Malaysia Properties contributed 12.6% of total revenue, or S$27.3 million in the current period, 6.0% higher than in the corresponding period. NPI was S$26.4 million, 6.4% higher than in corresponding period, mainly due to extension of master leases at higher rental rates from June 2016, partially offset by depreciation of RM against S$.

China and Japan Properties contributed 2.5% of total revenue, or S$5.4 million in the current period. NPI was S$1.9 million, 65.6% lower than in corresponding period, mainly in line with the mall repositioning at China Property, loss of contributions from Roppongi Terzo and Harajuku Secondo which were divested in January 2016 and May 2017 respectively, as well as depreciation of RMB against S$, partially offset by appreciation of JPY against S$.

Non property expenses were S$57.6 million in the current period, 0.5% higher than in corresponding period, mainly due to higher management fees and borrowing costs, partially offset by higher bank interest income earned during the current period.

The net gain on derivative instruments for the current period represents mainly the change in the fair value of interest rate swaps and caps entered into for the Group's borrowings, as well as foreign exchange forward contracts.

The net foreign exchange gain in the current period arose mainly from the unrealised foreign exchange gain on the translation of JPY term loan, offset by realised foreign exchange differences from the settlement of forward contracts.

The change in fair value of investment properties of S$16.3 million represents the net revaluation loss on the Group's investment properties during the current period.

The gain/(loss) on divestment of investment property represents the difference between net proceeds (including directly attributable costs) from divestment and the carrying amount of Harajuku Secondo divested in May 2017 (January 2016: Roppongi Terzo).

The impairment loss on intangible asset represents the impairment loss on goodwill arising from acquisition of Top Sure Investment Limited recorded in June 2016 and determined based on the difference between the carrying amount and the recoverable amount of Top Sure Investment Limited and its subsidiary.

The variance in income tax credit was mainly attributed to lower deferred tax reversal arising from downward revaluation of the China Property as well as withholding tax payment for the Malaysia Properties, partially offset by lower corporate tax and withholding tax provisions for China Property and lower withholding tax provision for the Australia Properties.

Income available for distribution and income to be distributed to Unitholders for the financial year ended 30 June 2017 were S$110.4 million and S$107.3 million respectively, being 5.2% and 5.0% lower than in corresponding period.

Change in the fair value of investment properties

The Group's portfolio of 11 prime properties across five countries was independently revalued at S$3,136.3 million as at 30 June 2017 (June 2016: S$3,136.6 million). The decrease was mainly due to downward revaluation of the China Property (following the conversion to a single tenancy model) and the Malaysia Properties (softer retail outlook and new upcoming supply), as well as the divestment of Harajuku Secondo. The decrease was partially offset by upward revaluation of the Australia Properties and Singapore Properties, as well as positive net movement in foreign currencies in relation to the overseas properties. The fair values of the properties include capital expenditure incurred and straight-line rental adjustments during the current period. The geographic breakdown of the portfolio by asset value as at 30 June 2017 was as follows: Singapore 68.5%, Australia 17.2%, Malaysia 11.4%, Japan 1.9%, and China 1.0%.

9 Variance between forecast and the actual results

The Trust has not disclosed any forecast to the market.

10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the Group in the next reporting period and the next 12 months

Based on advance estimates, the Singapore economy grew by 2.5% year-on-year ("y-o-y") in the second quarter of 2017[1], owing to the robust growth from manufacturing sector and improving outlook of the global economy. Retail sentiments remain subdued as the retail sales index (excluding motor vehicle sales) grew modestly by 0.6% y-o-y in May 2017[2] after a robust 1Q 2017. Growth in international visitor arrivals remains modest with a 4.4% y-o-y increase for the first four months of 2017, mainly due to growth from Singapore's traditional markets like Indonesia and China[3]. Singapore Tourism Board ("STB") has forecast a 0% to 2% growth in arrivals for 2017[4]. For 2016, international tourist arrivals rose 8% y-o-y, while tourism receipts rose 13% attributable to the increase in arrivals and higher-spending visitors[4].

For the twelve months to January 2017, retail sales in South Australia recorded a 4.1% y-o-y growth while Western Australia recorded a weaker 0.4% y-o-y growth in seasonally-adjusted terms[5]. In South Australia, the supply of retail space has slowed from the level of 2016. While the retail market has been muted, international brands such as Levi's, Lululemon and Adidas, have been securing flagship stores along Rundle Mall recently[6]. The Adelaide office market is currently experiencing elevated vacancy levels and declining rents while the outlook for market rents is expected to remain soft until demand recovers[7]. Myer Centre Adelaide's office component only contributes approximately 1% of Starhill Global REIT's revenue in 4Q FY16/17. In Perth, the retail environment remains challenging for the resource-based economy. However, landlords of city centre retail spaces are taking this downturn to commit to upgrading works[8]. Raine Square and Forrest Chase are currently undergoing refurbishment.

The Malaysian economy has been resilient, recording growth of 5.6% in the first quarter of 2017[9]. Malaysia's retail sales declined 1.2% in the first quarter of 2017[10]. While retail sales grew by 10.7% y-o-y in May 2017[11], trading conditions remain tough for retailers and consumer sentiment remains cautious. The Klang Valley region continues to face a large retail supply with 16.6 million sq ft of retail space in development and expected completion by 2019[12].

Based on preliminary readings, China's GDP growth was maintained at 6.9% in the second quarter of 2017[13], an uptick from the 6.7% growth in the previous corresponding period. For the first five months to May 2017, retail sales in Chengdu grew 11.0% y-o-y[14]. In Japan, retail sentiments remain cautious as retail sales for May 2017 increased 2% y-o-y[15].

Outlook for the next 12 months

Against an international backdrop of improving confidence and pick-up in trade and manufacturing activities, the World Bank maintained a 2.7% global growth forecasts for 2017 albeit the uncertainties surrounding monetary policies and potential financial markets disruption[16].

While there is continued interest from new to market brands, Orchard Road prime rents remain subdued, inching down 4% y-o-y in the second quarter of 2017[17], as Singapore's retail landscape continues to face challenges. To boost tourism, STB has partnered with online travel agents[4] and local aviation industry bodies[18], as well as partnerships for themed events and activities[19]. Higher air passenger traffic is expected following the opening of Changi Airport Terminal 4 in the second half of 2017. For the Singapore office market, while economic indicators have firmed, a return to strong occupier demand may take some time with most of the leasing activity and interest concentrated on developments in the Core CBD region[17].

The second phase of the Sungai-Buloh Kajang MRT line opened on 17 July 2017 and is expected to serve 400,000 commuters daily[20]. The rejuvenation of Lot 10, which is scheduled to be fully completed by end of year 2017, has been timed to tap into the enlarged catchment. In Perth, construction works for the asset redevelopment at Plaza Arcade commenced in mid-2017 and is expected to be completed in the first quarter of 2018. The asset redevelopment in Plaza Arcade will continue to impact the rental revenue until completion. Renovations for the China Property is underway and completion is expected by the end of year 2017.

Starhill Global REIT's core assets are largely based in Singapore, which contributed approximately 61% of its revenue for the three months ended 30 June 2017. The impact of the volatility in the foreign currencies, mainly Malaysian Ringgit and Australian Dollar, on its distributions has been partially mitigated by having foreign currency denominated borrowings as a natural hedge, and short-term foreign currency forward contracts.

Almost half of Starhill Global REIT’s portfolio is made up of master and long-term leases with periodic rent reviews, which has provided resilience through previous economic cycles. The Manager will continue to focus on optimising the performance of its portfolio while sourcing for attractive property assets.

Sources

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12. CBRE WTW Research, Asia Pacific Real Estate Market Outlook, Malaysia, 2017
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18. Singapore Tourism Board, CAG, SIA and STB sign new joint partnership, 17 April 2017
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11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: Distribution to Unitholders for the period from 1 April 2017 to 30 June 2017 (“Unitholders’ Distribution”)

Distribution rate:

	Unitholders’ Distribution
	For the period from 1 April 2017 to 30 June 2017
	Cents
Taxable income component	0.9200
Tax-exempt income component	0.2600
Total	**1.1800**

Par value of units: Not applicable

Tax rate:

Taxable income component

Taxable income distributions are made out of the Trust's taxable income. Unitholders receiving such distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through partnership or as trading assets).

Tax-exempt income component

Tax-exempt income component is exempt from tax in the hands of all Unitholders.

(b) Corresponding period of the immediately preceding financial period

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution: Distribution to Unitholders for the period from 1 April 2016 to 30 June 2016 ("Unitholders' Distribution")

Distribution rate:

	Unitholders' Distribution
	For the period from 1 April 2016 to 30 June 2016
	Cents
Taxable income component	0.9600
Capital component	0.3300
Total	**1.2900**

Par value of units: Not applicable

Tax rate:

Taxable income component
Taxable income distributions are made out of the Trust's taxable income. Unitholders receiving such distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through partnership or as trading assets).

Capital component
The capital component of the distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. For Unitholders who hold the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the units.

(c) Date payable: 29 August 2017

(d) Books Closure Date: 7 August 2017

12 If no distribution has been declared/(recommended), a statement to that effect

Not applicable.

13 General mandate for interested person transactions

Starhill Global REIT has not obtained a Unitholders' mandate pursuant to Rule 920 of the Listing Manual of the Singapore Exchange Securities Trading Limited.

14 Segmented revenue and results for business or geographical segments (of the Group) FY16/17 (12 months period from 1 July 2016 to 30 June 2017)

Operating Segments

	Wisma Atria Property (Singapore) FY16/17 S$'000	Ngee Ann City Property (Singapore) FY16/17 S$'000	Australia Properties (Australia) FY16/17 S$'000	Malaysia Properties (Malaysia) FY16/17 S$'000	Other Properties (China/Japan) FY16/17 S$'000	Total FY16/17 S$'000
External revenue	68,671	65,809	49,130	27,340	5,414	216,364
Depreciation	141	-	-	-	220	361
Reportable segment net property income	52,931	54,031	31,547	26,448	1,931	166,888
Other material non-cash items:						
Change in fair value of investment properties	(1,286)	4,779	1,392	(8,943)	(12,263)	(16,321)
Unallocated items:						
Finance income						1,089
Fair value adjustment on security deposits						(20)
Non-property expenses						(18,964)
Finance expenses						(38,930)
Change in fair value of derivative instruments						1,425
Foreign exchange gain						3,819
Total return for the year before tax						98,986
Reportable segment assets	998,117	1,150,482	544,010	358,122	91,951	3,142,682
Unallocated assets						76,762
Total assets						3,219,444
Reportable segment liabilities	(19,895)	(18,002)	(7,784)	(4,439)	(5,382)	(55,502)
Unallocated liabilities						(1,154,596)
Total liabilities						(1,210,098)
Other segmental information						
Capital expenditure	644	-	4,204	4,170	53	9,071
Non-current assets	997,000	1,150,000	540,101	357,469	91,804	3,136,374

Geographical segments:

As at 30 June 2017, the Group's operations and its identifiable assets are located in Singapore (consisting of Wisma Atria Property and Ngee Ann City Property), Adelaide and Perth-Australia (consisting of Myer Centre Adelaide, David Jones Building and Plaza Arcade), Kuala Lumpur-Malaysia (consisting of Starhill Gallery and Lot 10 Property), and others (consisting of China Property in Chengdu and three Japan Properties in Tokyo). Accordingly, no geographical segmental analysis is separately presented.

14 Segmented revenue and results for business or geographical segments (of the Group) FY15/16 (12 months period from 1 July 2015 to 30 June 2016)

Operating Segments

	Wisma Atria Property (Singapore) FY15/16 S$'000	Ngee Ann City Property (Singapore) FY15/16 S$'000	Australia Properties (Australia) FY15/16 S$'000	Malaysia Properties (Malaysia) FY15/16 S$'000	Other Properties (China/Japan) FY15/16 S$'000	Total FY15/16 S$'000
External revenue	70,053	64,198	49,906	25,797	9,725	219,679
Depreciation	282	-	-	-	340	622
Reportable segment net property income	54,140	52,535	33,188	24,853	5,606	170,322
Other material non-cash items:						
Change in fair value of investment properties	8,029	61,000	19,437	5,785	(16,278)	77,973
Impairment loss on intangible asset	-	-	-	-	(11,214)	(11,214)
Unallocated items:						
Finance income						914
Fair value adjustment on security deposits						(106)
Non-property expenses						(19,453)
Finance expenses						(38,767)
Change in fair value of derivative instruments						(6,487)
Foreign exchange loss						(11,610)
Total return for the year before tax						161,572
Reportable segment assets	999,934	1,145,532	507,423	378,541	113,191	3,144,621
Unallocated assets						77,539
Total assets						3,222,160
Reportable segment liabilities	(22,252)	(17,883)	(6,113)	(4,316)	(8,370)	(58,934)
Unallocated liabilities						(1,145,675)
Total liabilities						(1,204,609)
Other segmental information						
Capital expenditure	471	-	322	211	107	1,111
Non-current assets	997,284	1,145,124	506,004	378,381	112,016	3,138,809

Geographical segments:

As at 30 June 2016, the Group's operations and its identifiable assets are located in Singapore (consisting of Wisma Atria Property and Ngee Ann City Property), Adelaide and Perth-Australia (consisting of Myer Centre Adelaide, David Jones Building and Plaza Arcade), Kuala Lumpur-Malaysia (consisting of Starhill Gallery and Lot 10 Property), and others (consisting of China Property in Chengdu and four Japan Properties in Tokyo). Accordingly, no geographical segmental analysis is separately presented.

15 In the review of performance, the factors leading to any changes in contributions to turnover and earnings by the business or geographical segments

Please refer to Section 8 for the review of actual performance.

16 Breakdown of sales

	Group 01/07/16 to 30/06/17 S$'000	Group 01/07/15 to 30/06/16 S$'000	Increase / (Decrease) %
Gross revenue report for six months from 1 Jul to 31 Dec	109,326	112,398	(2.7%)
Total return after tax for six months from 1 Jul to 31 Dec	51,425	56,466	(8.9%)
Gross revenue report for six months from 1 Jan to 30 Jun	107,038	107,281	(0.2%)
Total return after tax for six months from 1 Jan to 30 Jun	48,829	107,430	(54.5%)

17 Breakdown of total distribution for the financial year ended 30 June 2017

	Group 01/07/16 to 30/06/17 S$'000	Group 01/07/15 to 30/06/16 S$'000
Unitholders' distribution		
1 July to 30 September	28,138	28,138
1 October to 31 December	28,356	28,574
1 January to 31 March	27,483	28,792
1 April to 30 June	25,738	27,483
	109,715	112,987

The amounts shown above are based on actual distribution paid to Unitholders during the respective periods.

18 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial unitholder of the issuer pursuant to Rule 704(13).

Pursuant to Rule 704(13) of the SGX-ST Listing Manual, the Manager confirms that there is no person occupying a managerial position in the Manager or in any principal subsidiaries of the Manager or Starhill Global REIT who is a relative of a director, chief executive officer, substantial shareholder of the Manager or substantial unitholder of Starhill Global REIT for the financial year ended 30 June 2017.

19 Confirmation pursuant to Appendix 7.7 under Rule 720(1) of the Listing Manual

The Board of Directors confirms that it has procured undertakings from all Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the SGX-ST Listing Manual.

20 Certification pursuant to Paragraph 7.3 of the Property Funds Appendix

The Manager hereby certifies that in relation to the distribution to the Unitholders of Starhill Global REIT for the quarter ended 30 June 2017:

1. Starhill Global REIT will declare a distribution ("Distribution") in excess of its profits (defined as the total return for the period after tax before distribution for the purpose of this certification). The excess is mainly a result of differences between, Financial Reporting Standards and income tax rules, applied to certain items reported in the statement of total return (see details in the distribution statement in section 1(a));

2. The Manager is satisfied on reasonable grounds that, immediately after making the Distribution, Starhill Global REIT will be able to fulfil from its deposited property, its liabilities as and when they fall due.

Starhill Global REIT's distribution policy is to distribute at least 90% of its taxable income to its Unitholders, with the actual level of distribution to be determined at the discretion of the Manager.

BY ORDER OF THE BOARD
YTL STARHILL GLOBAL REIT MANAGEMENT LIMITED
AS MANAGER OF STARHILL GLOBAL REAL ESTATE INVESTMENT TRUST

Lam Chee Kin
Joint Company Secretary
28 July 2017