



## **SGX-ST Announcement**

### **EXTENSION OF MASTER TENANCIES FOR MALAYSIA PROPERTIES**

YTL Starhill Global REIT Management Limited, as manager (the "**Manager**") of Starhill Global Real Estate Investment Trust ("**Starhill Global REIT**"), wishes to announce that the master tenancy agreements (the "**Master Tenancy Agreements**") for Starhill Gallery and Lot 10 Property (the "**Malaysia Properties**") have been extended for a third three-year term commencing 28 June 2016.

The extension was effected today through the exercise by Katagreen Development Sdn Bhd, a wholly-owned subsidiary of YTL Corporation Berhad (the "**Master Tenant**"), of a call option under the Master Tenancy Agreements to extend the agreements. Under The Master Tenancy Agreements, Ara Bintang Berhad (as landlord) and the Master Tenant each have a put and call option respectively to extend the term of the Master Tenancies for a third three-year term upon the expiry of the second term.

The total annual rent under the Master Tenancy Agreements for the third three-year term is RM84.4 million, which is approximately 6.67% above total annual rent for the second three-year term. The payment obligations of the Master Tenant under the Master Tenancy Agreements is guaranteed by YTL Corporation Berhad.

The Malaysia Properties are master leased to the Master Tenant under three Master Tenancy Agreements. The first two master tenancy agreements dated 16 April 2010 were approved by unitholders of Starhill Global REIT in the extraordinary general meeting held on 4 June 2010 in conjunction with the acquisition of the Malaysia Properties. The third master tenancy agreement dated 4 April 2011 was entered into in respect of additional net lettable area of approximately 8,100 square feet in Starhill Gallery created through the asset redevelopment completed in 2011.

YTL Starhill Global REIT Management Limited  
(*Company registration no. 200502123C*)  
(as manager of Starhill Global Real Estate Investment Trust)

Lam Chee Kin  
Joint Company Secretary  
Singapore  
15 March 2016

### **About Starhill Global REIT**

*Starhill Global REIT is a Singapore-based real estate investment trust investing primarily in real estate used for retail and office purposes, both in Singapore and overseas. Since its listing on the Mainboard of the Singapore Exchange Securities Trading Limited (the "SGX-ST") on 20 September 2005, Starhill Global REIT has grown its initial portfolio from interests in two landmark properties on Orchard Road in Singapore to 12 properties in Singapore, Australia, Malaysia, China and Japan, valued at about S\$3.0 billion.*

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

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

### **Important Notice**

The value of units in Starhill Global REIT ("**Units**") and the income derived from them may fall or rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Starhill Global REIT is not necessarily indicative of the future performance of Starhill Global REIT.

This document may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate and foreign exchange trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.