Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the Quarter and Financial Year Ended 31 December 2012

These financial statements for the quarter from 1 October 2012 to 31 December 2012, and the financial year ended 31 December 2012, have not been audited or reviewed by our auditors.

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 (amended and restated on 10 December 2007 and supplemented by a second Supplemental Deed dated 22 April 2010 and a third Supplemental Deed dated 7 June 2010) 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.

As at 31 December 2012, 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 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”);
- 100% interest in Renhe Spring Zongbei Department Store in Chengdu, China (the “Renhe Spring Zongbei Property”);
- 100% interest in David Jones Building in Perth, Australia (the “David Jones Building”); and
- 100% interest in seven properties in Tokyo, Japan (the “Japan Properties”).

SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE QUARTER AND YEAR ENDED 31 DECEMBER 2012

	Group 01/10/12 to 31/12/12	Group 01/10/11 to 31/12/11	Increase / (Decrease)	Group 01/01/12 to 31/12/12	Group 01/01/11 to 31/12/11	Increase / (Decrease)
	S$'000	S$'000	%	S$'000	S$'000	%
Gross revenue	47,364	45,962	3.1%	186,005	180,088	3.3%
Net property income	37,545	36,491	2.9%	148,447	143,585	3.4%
Income available for distribution	24,877	22,185	12.1%	96,188	90,777	6.0%
Income to be distributed to:						
- Convertible preferred units ("CPU") Holders	2,298	2,365	(2.8%)	9,234	9,389	(1.7%)
- Unitholders	21,956	19,625	11.9%	85,299	80,052	6.6%
Total income to be distributed	24,254	21,990	10.3%	94,533	89,441	5.7%

	Group 01/10/12 to 31/12/12	Group 01/10/11 to 31/12/11	Increase / (Decrease)
	Cents per unit/CPU		%
Distribution per unit ("DPU")/per CPU			
CPU Holders			
For the quarter from 1 October to 31 December [1]	1.33	1.37	(2.8%)
For the year ended 31 December [1]	5.34	5.43	(1.6%)
Annualised (based on the three months ended 31 December)	5.28	5.42	(2.6%)
Unitholders			
For the quarter from 1 October to 31 December	1.13	1.01	11.9%
For the year ended 31 December	4.39	4.12	6.6%
Annualised (based on the three months ended 31 December)	4.50	4.01	12.2%

Footnote:

(1) The actual distribution to CPU Holders for the quarter ended 31 December 2012 is 1.3280 cents (quarter ended 31 December 2011: 1.3667 cents) and for the year ended 31 December 2012 is 5.3358 cents (year ended 31 December 2011: 5.4253 cents).

DISTRIBUTION DETAILS

Distribution period	1 October 2012 to 31 December 2012
Distribution amount to:	
CPU Holders	1.3280 cents per CPU
Unitholders	1.13 cents per unit
Books closure date	6 February 2013
Payment date	28 February 2013

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 2012 vs 4Q 2011)

	Notes	Group 01/10/12 to 31/12/12 S$'000	Group 01/10/11 to 31/12/11 S$'000	Increase / (Decrease) %	Trust 01/10/12 to 31/12/12 S$'000	Trust 01/10/11 to 31/12/11 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**47,364**	**45,962**	**3.1%**	**29,892**	**27,076**	**10.4%**
Maintenance and sinking fund contributions		(1,481)	(1,488)	(0.5%)	(1,415)	(1,414)	0.1%
Property management fees	(b)	(1,216)	(1,098)	10.7%	(883)	(783)	12.8%
Property tax	(c)	(3,513)	(3,386)	3.8%	(2,765)	(2,519)	9.8%
Other property expenses	(d)	(3,609)	(3,499)	3.1%	(1,703)	(1,272)	33.9%
Property expenses		**(9,819)**	**(9,471)**	**3.7%**	**(6,766)**	**(5,988)**	**13.0%**
Net property income		**37,545**	**36,491**	**2.9%**	**23,126**	**21,088**	**9.7%**
Finance income	(e)	105	182	(42.3%)	2	44	(95.5%)
Dividend income from subsidiaries		-	-	-	5,462	6,069	(10.0%)
Fair value adjustment on security deposits	(f)	(118)	(72)	63.9%	(46)	(32)	43.8%
Management fees	(g)	(3,543)	(3,542)	0.0%	(3,248)	(3,238)	0.3%
Trust expenses	(h)	(876)	(788)	11.2%	(632)	(606)	4.3%
Finance expenses	(i)	(7,954)	(8,830)	(9.9%)	(3,412)	(3,833)	(11.0%)
Non property expenses		**(12,386)**	**(13,050)**	**(5.1%)**	**(1,874)**	**(1,596)**	**17.4%**
Net income before tax		**25,159**	**23,441**	**7.3%**	**21,252**	**19,492**	**9.0%**
Change in fair value of derivative instruments	(j)	911	3,144	(71.0%)	823	3,048	(73.0%)
Unrealised foreign exchange gain/(loss)	(k)	-	-	-	1,094	(1,936)	NM
Change in fair value of investment properties	(l)	24,697	28,273	(12.6%)	19,109	38,808	(50.8%)
Impairment loss on investment in subsidiaries	(m)	-	-	-	(7,000)	(29,500)	(76.3%)
Total return for the period before tax and distribution		**50,767**	**54,858**	**(7.5%)**	**35,278**	**29,912**	**17.9%**
Income tax expense	(n)	(862)	(1,958)	(56.0%)	-	-	-
Total return for the period after tax, before distribution		**49,905**	**52,900**	**(5.7%)**	**35,278**	**29,912**	**17.9%**
Non-tax chargeable items and other adjustments	(o)	(25,028)	(30,715)	(18.5%)	(10,401)	(7,727)	34.6%
Income available for distribution		**24,877**	**22,185**	**12.1%**	**24,877**	**22,185**	**12.1%**

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 largely attributed to the stronger performance of the Singapore Properties. Revenue from the overseas properties decreased over corresponding period. Approximately 37% (2011: 41%) of total gross revenue for the three months ended 31 December 2012 were contributed by the overseas properties.

(b) Property management fees comprise mainly 3.0% per annum and 1.8% per annum of the gross revenue from Singapore Properties and Japan Properties respectively, and 0.8% to 1.0% per annum of gross sales of Renhe Spring Zongbei Property. The increase during the current quarter is in line with the higher revenue of the Singapore Properties.

(c) Property tax expenses are higher for the current quarter mainly due to higher property tax expenses of the Singapore Properties for the three months ended 31 December 2012.

(d) Other property expenses are higher for the current quarter mainly due to higher operating expenses incurred by Singapore Properties, partially offset by lower operating expenses incurred by overseas properties for the three months ended 31 December 2012.

(e) Represents interest income from bank deposits for the three months ended 31 December 2012.

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

(g) Management fees consist mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property.

(h) The increase in trust expenses is mainly due to higher expenses incurred by the Trust and Japan Properties for the three months ended 31 December 2012.

(i) Finance expenses are lower for the current quarter mainly due to lower interest costs incurred on the Trust's borrowings and A$ term loan for the three months ended 31 December 2012.

(j) Represents mainly the change in the fair value of interest rate swaps for the Singapore borrowings for the three months ended 31 December 2012.

(k) Represents mainly the unrealised foreign exchange differences on translation of the Trust's intercompany loans and borrowings for the three months ended 31 December 2012.

(l) As at 31 December 2012, the Singapore Properties were revalued at S$1,903.0 million by CBRE Pte. Ltd., the Malaysia Properties were revalued at RM1,113.0 million (S$444.8 million) by YY Property Solutions (Valuation) Sdn Bhd, the Renhe Spring Zongbei Property was revalued at RMB420.0 million (S$82.4 million) by CBRE HK Limited, the David Jones Building was revalued at A$117.0 million (S$148.5 million) by CBRE Valuations Pty Limited, the Japan Properties were revalued at JPY9,464.0 million (S$134.3 million) by Land Coordinating Research Inc. respectively, resulting in a net revaluation gain totaling S$24.7 million for the Group for the three months ended 31 December 2012.

(m) Represents the impairment loss on the Trust's investments in Japan for the current quarter and determined based on its value in use.

(n) Income tax expense includes withholding tax, corporate tax and deferred tax provided for in relation to the overseas properties. The decrease in tax expense for the three months ended 31 December 2012 is mainly due to lower net income and downward property revaluation of Renhe Spring Zongbei Property.

(o) See details in the distribution statement below.

Distribution Statement (4Q 2012 vs 4Q 2011)

	Notes	Group 01/10/12 to 31/12/12 S$'000	Group 01/10/11 to 31/12/11 S$'000	Increase / (Decrease) %	Trust 01/10/12 to 31/12/12 S$'000	Trust 01/10/11 to 31/12/11 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**49,905**	**52,900**	**(5.7%)**	**35,278**	**29,912**	**17.9%**
Non-tax chargeable items:		(25,028)	(30,715)	(18.5%)	(10,401)	(7,727)	34.6%
Finance costs	(p)	600	497	20.7%	908	1,248	(27.2%)
Sinking fund contribution		294	293	0.3%	294	293	0.3%
Depreciation		-	34	(100.0%)	-	34	(100.0%)
Change in fair value of derivative instruments		(911)	(3,144)	(71.0%)	(823)	(3,048)	(73.0%)
Change in fair value of investment properties		(24,697)	(28,273)	(12.6%)	(19,109)	(38,808)	(50.8%)
Deferred income tax		(213)	752	NM	-	-	-
Impairment loss on investment in subsidiaries		-	-	-	7,000	29,500	(76.3%)
Unrealised foreign exchange (gain)/loss		-	-	-	(1,094)	1,936	NM
Fair value adjustment on security deposits		118	72	63.9%	46	32	43.8%
Other items	(q)	(219)	(946)	(76.8%)	782	8	NM
Net overseas income not distributed to the Trust, net of amount received		-	-	-	1,595	1,078	48.0%
Income available for distribution		**24,877**	**22,185**	**12.1%**	**24,877**	**22,185**	**12.1%**
Income to be distributed to:							
- CPU Holders	(r)	**2,298**	**2,365**	**(2.8%)**	**2,298**	**2,365**	**(2.8%)**
- Unitholders	(s)	**21,956**	**19,625**	**11.9%**	**21,956**	**19,625**	**11.9%**
Total income to be distributed		**24,254**	**21,990**	**10.3%**	**24,254**	**21,990**	**10.3%**

Footnotes:

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

(q) Other items include mainly trustee's fee, straight-line rental adjustments and other non-tax deductible costs.

(r) Subject to the sole discretion of the Manager, the CPU Holders are entitled to a discretionary, non-cumulative variable S$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum assuming the CPU distribution is paid in full and based on the RM amount of the CPU determined on the date of issuance of the CPU.

(s) Approximately S$0.6 million of income available for distribution for the three months ended 31 December 2012 has been retained for working capital requirements.

NM – Not Meaningful

Statement of Total Return and Distribution (FY 2012 vs FY 2011)

	Notes	Group 01/01/12 to 31/12/12 S$'000	Group 01/01/11 to 31/12/11 S$'000	Increase / (Decrease) %	Trust 01/01/12 to 31/12/12 S$'000	Trust 01/01/11 to 31/12/11 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**186,005**	**180,088**	**3.3%**	**116,703**	**109,277**	**6.8%**
Maintenance and sinking fund contributions		(5,941)	(5,937)	0.1%	(5,660)	(5,659)	0.0%
Property management fees	(b)	(4,645)	(4,366)	6.4%	(3,421)	(3,247)	5.4%
Property tax	(c)	(14,220)	(13,634)	4.3%	(11,217)	(10,271)	9.2%
Other property expenses	(d)	(12,752)	(12,566)	1.5%	(5,657)	(5,109)	10.7%
Property expenses		**(37,558)**	**(36,503)**	**2.9%**	**(25,955)**	**(24,286)**	**6.9%**
Net property income		**148,447**	**143,585**	**3.4%**	**90,748**	**84,991**	**6.8%**
Finance income	(e)	522	695	(24.9%)	50	204	(75.5%)
Dividend income from subsidiaries		-	-	-	27,119	15,775	71.9%
Fair value adjustment on security deposits	(f)	1,589	(101)	NM	1,857	56	NM
Management fees	(g)	(14,097)	(13,946)	1.1%	(12,901)	(12,736)	1.3%
Trust expenses	(h)	(3,247)	(3,419)	(5.0%)	(2,177)	(2,254)	(3.4%)
Finance expenses	(i)	(32,591)	(34,257)	(4.9%)	(13,556)	(14,541)	(6.8%)
Non property (expenses)/income		**(47,824)**	**(51,028)**	**(6.3%)**	**392**	**(13,496)**	**NM**
Net income before tax		**100,623**	**92,557**	**8.7%**	**91,140**	**71,495**	**27.5%**
Change in fair value of derivative instruments	(j)	10,270	(11,236)	NM	10,195	(11,447)	NM
Unrealised foreign exchange (loss)/gain	(k)	-	-	-	(3,921)	10,241	NM
Change in fair value of investment properties	(l)	24,697	28,273	(12.6%)	19,109	38,808	(50.8%)
Impairment loss on investment in subsidiaries	(m)	-	-	-	(7,000)	(29,500)	(76.3%)
Total return for the period before tax and distribution		**135,590**	**109,594**	**23.7%**	**109,523**	**79,597**	**37.6%**
Income tax expense	(n)	(3,923)	(5,187)	(24.4%)	-	-	-
Total return for the period after tax, before distribution		**131,667**	**104,407**	**26.1%**	**109,523**	**79,597**	**37.6%**
Non-tax (chargeable)/deductible items and other adjustments	(o)	(35,479)	(13,630)	160.3%	(13,335)	11,180	NM
Income available for distribution		**96,188**	**90,777**	**6.0%**	**96,188**	**90,777**	**6.0%**

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 largely attributed to the stronger performance of the Singapore Properties, partially offset by decrease in revenue of the Renhe Spring Zongbei Property. Approximately 37% (2011: 39%) of total gross revenue for the year ended 31 December 2012 were contributed by the overseas properties.

(b) Property management fees comprise mainly 3.0% per annum and 1.8% per annum of the gross revenue from Singapore Properties and Japan Properties respectively, and 0.8% to 1.0% per annum of gross sales of Renhe Spring Zongbei Property.

(c) Property tax expenses are higher for the current year mainly due to higher property tax expenses of the Singapore Properties for the year ended 31 December 2012.

(d) Other property expenses are higher for the current year mainly due to higher operating expenses incurred by Singapore Properties and David Jones Building, partially offset by lower operating expenses incurred by Renhe Spring Zongbei Property for the year ended 31 December 2012.

(e) Represents interest income from bank deposits for the year ended 31 December 2012.

(f) Represents the change in fair value of security deposits stated at amortised cost in accordance with FRS 39. The increase is mainly due to the extended weighted average lease expiry of the portfolio, in line with the exercise of option by the master tenant in April 2012 to renew the existing master lease at Ngee Ann City Property for a further term of 12 years commencing from June 2013.

(g) Management fees consist mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property.

(h) The decrease in trust expenses is mainly due to lower professional fees and expenses incurred by the Trust and overseas properties for the year ended 31 December 2012.

(i) Finance expenses are lower for the current year mainly due to lower interest costs incurred on the Trust's borrowings and A$ term loan for the year ended 31 December 2012.

(j) Represents mainly the change in the fair value of a JPY/S$ cross currency swap which matured during the current year and interest rate swaps for the Singapore borrowings for the year ended 31 December 2012.

(k) Represents mainly the unrealised foreign exchange differences on translation of the Trust's intercompany loans and borrowings. The exchange loss was mainly due to the weakening of JPY against SGD for the year ended 31 December 2012.

(l) As at 31 December 2012, the Singapore Properties were revalued at S$1,903.0 million by CBRE Pte. Ltd., the Malaysia Properties were revalued at RM1,113.0 million (S$444.8 million) by YY Property Solutions (Valuation) Sdn Bhd, the Renhe Spring Zongbei Property was revalued at RMB420.0 million (S$82.4 million) by CBRE HK Limited, the David Jones Building was revalued at A$117.0 million (S$148.5 million) by CBRE Valuations Pty Limited, the Japan Properties were revalued at JPY9,464.0 million (S$134.3 million) by Land Coordinating Research Inc. respectively, resulting in a net revaluation gain totaling S$24.7 million for the Group for the year ended 31 December 2012.

(m) Represents the impairment loss on the Trust's investments in Japan for the current year and determined based on its value in use.

(n) Income tax expense includes withholding tax, corporate tax and deferred tax provided for in relation to the overseas properties. The decrease in tax expense for the year ended 31 December 2012 is mainly due to lower net income and downward property revaluation of Renhe Spring Zongbei Property.

(o) See details in the distribution statement below.

Distribution Statement (FY 2012 vs FY 2011)

	Notes	Group 01/01/12 to 31/12/12 S$'000	Group 01/01/11 to 31/12/11 S$'000	Increase / (Decrease) %	Trust 01/01/12 to 31/12/12 S$'000	Trust 01/01/11 to 31/12/11 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**131,667**	**104,407**	**26.1%**	**109,523**	**79,597**	**37.6%**
Non-tax (chargeable)/deductible items:		(35,479)	(13,630)	160.3%	(13,335)	11,180	NM
Finance costs	(p)	2,298	1,977	16.2%	3,604	3,485	3.4%
Sinking fund contribution		1,176	1,175	0.1%	1,176	1,175	0.1%
Depreciation		-	187	(100.0%)	-	187	(100.0%)
Change in fair value of derivative instruments		(10,270)	11,236	NM	(10,195)	11,447	NM
Change in fair value of investment properties		(24,697)	(28,273)	(12.6%)	(19,109)	(38,808)	(50.8%)
Deferred income tax		(45)	895	NM	-	-	-
Impairment loss on investment in subsidiaries		-	-	-	7,000	29,500	(76.3%)
Unrealised foreign exchange loss/(gain)		-	-	-	3,921	(10,241)	NM
Fair value adjustment on security deposits		(1,589)	101	NM	(1,857)	(56)	NM
Other items	(q)	(2,352)	(928)	153.4%	1,073	3,185	(66.3%)
Net overseas income not distributed to the Trust, net of amount received		-	-	-	1,052	11,306	(90.7%)
Income available for distribution		**96,188**	**90,777**	**6.0%**	**96,188**	**90,777**	**6.0%**
Income to be distributed to:							
- CPU Holders	(r)	**9,234**	**9,389**	**(1.7%)**	**9,234**	**9,389**	**(1.7%)**
- Unitholders	(s)	**85,299**	**80,052**	**6.6%**	**85,299**	**80,052**	**6.6%**
Total income to be distributed		**94,533**	**89,441**	**5.7%**	**94,533**	**89,441**	**5.7%**

Footnotes:

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

(q) Other items include mainly trustee's fee, straight-line rental adjustments and other non-tax deductible costs.

(r) Subject to the sole discretion of the Manager, the CPU Holders are entitled to a discretionary, non-cumulative variable S$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum assuming the CPU distribution is paid in full and based on the RM amount of the CPU determined on the date of issuance of the CPU.

(s) Approximately S$1.4 million of income available for distribution for the year ended 31 December 2012 has been retained for working capital requirements.

NM – Not Meaningful

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

Balance Sheet as at 31 December 2012

	Notes	Group 31/12/12 S$'000	Group 31/12/11 S$'000	Trust 31/12/12 S$'000	Trust 31/12/11 S$'000
Non-current assets					
Investment properties	(a)	2,713,003	2,709,726	1,903,000	1,860,000
Plant and equipment		1,616	1,905	-	-
Interests in subsidiaries		-	-	548,220	565,875
Intangible asset	(b)	10,169	10,782	-	-
Derivative financial instruments	(c)	16	154	-	24
Trade and other receivables	(d)	6,656	5,728	4,039	4,132
		2,731,460	**2,728,295**	**2,455,259**	**2,430,031**
Current assets					
Derivative financial instruments	(c)	1	291	1	291
Trade and other receivables	(d)	9,351	2,520	10,548	5,931
Cash and cash equivalents	(e)	79,376	107,973	38,377	55,279
		88,728	**110,784**	**48,926**	**61,501**
Total assets		**2,820,188**	**2,839,079**	**2,504,185**	**2,491,532**
Non-current liabilities					
Trade and other payables	(f)	22,480	25,053	17,095	18,689
Derivative financial instruments	(c)	-	3,642	-	3,642
Deferred tax liabilities	(g)	18,668	19,671	-	-
Borrowings	(h)	357,339	838,272	123,502	593,865
		398,487	**886,638**	**140,597**	**616,196**
Current liabilities					
Trade and other payables	(f)	43,607	42,937	26,913	21,107
Derivative financial instruments	(c)	2,545	28,381	2,650	28,381
Income tax payable		1,442	2,297	-	-
Borrowings	(h)	492,044	27,859	490,923	-
		539,638	**101,474**	**520,486**	**49,488**
Total liabilities		**938,125**	**988,112**	**661,083**	**665,684**
Net assets		**1,882,063**	**1,850,967**	**1,843,102**	**1,825,848**
Represented by:					
Unitholders' funds		1,708,618	1,677,522	1,669,657	1,652,403
Convertible preferred units (CPU)	(i)	173,445	173,445	173,445	173,445
		1,882,063	**1,850,967**	**1,843,102**	**1,825,848**

Footnotes:

(a) Investment properties increased largely due to net upward revaluation gains of S$24.7 million during the current year and asset redevelopment costs capitalised in relation to Wisma Atria Property in Singapore, partially offset by net movement in foreign currencies in relation to overseas properties. The Singapore Properties, Malaysia Properties, Renhe Spring Zongbei Property, David Jones Building and Japan Properties were independently revalued at an aggregate amount of S$2,713.0 million as at 31 December 2012, by CBRE Pte. Ltd., YY Property Solutions (Valuation) Sdn Bhd, CBRE HK Limited, CBRE Valuations Pty Limited and Land Coordinating Research Inc. respectively.

(b) Intangible asset represents goodwill on acquisition of Top Sure Investment Limited in August 2007. The company owns Renhe Spring Zongbei Property through its wholly owned subsidiary.

(c) Derivative financial instruments as at 31 December 2012 include the fair value of the interest rate swaps and caps entered to hedge the interest rate exposure on borrowings. The net decrease in derivative liabilities is mainly due to the maturity of a cross currency swap and interest rate swap during the current year.

(d) The net increase in trade and other receivables relates mainly to outstanding receivables arising from member card sales of Renhe Spring Zongbei Property for the month of December 2012, which had been fully settled subsequently.

(e) The decrease in cash and cash equivalents is mainly due to the payment of distributions, borrowing costs and asset redevelopment costs during the current year, partially offset by cash generated from operations.

(f) The net decrease in trade and other payables is mainly due to decrease in trade and other payables of Renhe Spring Zongbei Property, partially offset by asset redevelopment costs and payables accrued in relation to Wisma Atria Property as at 31 December 2012.

(g) Deferred tax liabilities are mainly in respect of Renhe Spring Zongbei Property and have been estimated on the basis of asset sale at the current book value. The decrease is mainly due to the downward property revaluation of Renhe Spring Zongbei Property as at 31 December 2012.

(h) Borrowings include S$284 million term loan, JPY13 billion (S$184.3 million) term loans, a S$124 million Singapore MTN, a S$24.5 million revolving credit facility, JPY1.6 billion (S$22.7 million) Japan bond, a RMB10.5 million (S$2.1 million) loan payable to a third party in China, a A$63 million (S$79.9 million) term loan and RM330 million (S$131.9 million) Malaysia MTN. Please refer to Section 1(b)(ii) for details of the borrowings.

The increase in current portion of the borrowings is mainly due to the S$284 million and JPY13 billion (S$184.3 million) term loans maturing in September 2013 and the S$24.5 million revolving credit facility maturing in December 2013, which have been classified under current liabilities as at 31 December 2012.

(i) Represents the value of the CPU issued to partially fund the acquisition of Malaysia Properties, net of capitalised costs incurred directly attributable to the CPU issue. The actual number of CPU issued was 173,062,575 at an issue price of S$1.00 per CPU.

1(b) (ii) Aggregate amount of borrowings

	Notes	Group 31/12/12 S$'000	Group 31/12/11 S$'000	Trust 31/12/12 S$'000	Trust 31/12/11 S$'000
Secured borrowings	(a)				
Amount repayable within one year		468,314	-	468,314	-
Amount repayable after one year		211,815	693,132	-	475,125
		680,129	**693,132**	**468,314**	**475,125**
Unsecured borrowings	(b)				
Amount repayable within one year		25,621	27,979	24,500	-
Amount repayable after one year		147,658	152,764	124,000	124,000
Total borrowings		**853,408**	**873,875**	**616,814**	**599,125**
Less: Unamortised loan acquisition expenses		(4,025)	(7,744)	(2,389)	(5,260)
Total borrowings		**849,383**	**866,131**	**614,425**	**593,865**

Footnotes:

(a) Secured

The Group has in place JPY13 billion (S$184.3 million) secured loan facilities (“JPY Loan Facilities”) (maturing in September 2013) from a bank, of which approximately JPY6.6 billion (S$94.2 million) was drawn in 2011 and the remaining JPY6.4 billion (S$90.1 million) was drawn in September 2012 to finance the JPY payment under a cross currency swap that matured during the current year.

The Group has outstanding secured term loan of S$284 million (maturing in September 2013) from a syndicate of five banks and a revolving credit facility (“Secured RCF”) of S$50 million (maturing in September 2013) (collectively the “SGD Loan Facilities”), after the repayment of S$80 million term loan in September 2012 financed by the S$ receipt from the cross currency swap which matured during the current year. There is no amount outstanding on the Secured RCF as at 31 December 2012. The Group is in active discussion with banks to refinance the SGD Loan Facilities and JPY Loan Facilities maturing within the next 12 months.

The SGD Loan Facilities and JPY Loan Facilities are both secured on the following:

(i) A first legal mortgage on Ngee Ann City Property;
(ii) A first fixed charge over Ngee Ann City Property’s rental collection, operating and fixed deposit accounts;
(iii) An assignment of the Trust's rights, title and interest in the property management agreements, tenancy documents, sale and purchase agreements and proceeds (if any) and insurance policies in relation to Ngee Ann City Property; and
(iv) A fixed and floating charge over the assets of the Trust in relation to Ngee Ann City Property.

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 (S$131.9 million) of Malaysia MTN to partially fund the acquisition of the Malaysia Properties. The Malaysia MTN have an expected maturity date of 5 years and legal maturity date of 6.5 years from the issuance date, and are secured, inter alia, by a fixed and floating charge over all the assets of Ara Bintang Berhad.

Subsequent to the balance sheet date, the Group refinanced its term loan of A$63 million (S$79.9 million) with the same bank upon its maturity in January 2013. The maturity of the new term loan is June 2017 and is secured by a fixed and floating charge 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.

(b) Unsecured

The Group issued S$124 million five-year Singapore MTN comprised in Series 001 (the "Series 001 Notes") in July 2010 (maturing in July 2015) under its S$2 billion Multicurrency MTN Programme. The Series 001 Notes are unsecured and have a fixed rate interest of 3.405% per annum payable semi-annually in arrear. The Series 001 Notes have been assigned a rating of "BBB-" by Standard & Poor's Rating Services.

The Group has in place S$65 million unsecured multicurrency revolving credit facility (maturing in December 2013) from a bank, of which S$24.5 million was drawn as at 31 December 2012.

The Group has JPY1.6 billion (S$22.7 million) Japan bond outstanding as at 31 December 2012, maturing in November 2016 ("Series 2 Bonds"). The bondholders of Series 2 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.

The Group has a loan of RMB40.0 million from a third party, which was assumed as part of the acquisition of Renhe Spring Zongbei Property in 2007. The loan is interest-free and repayable in equal and annual instalments, of which five annual instalments of approximately RMB5.7 million each have been repaid as at 31 December 2012. The carrying amount of RMB10.5 million (S$2.1 million) represents the discounted value of the RMB11.4 million (S$2.2 million) loan. The final instalment is due in August 2014.

Subsequent to the balance sheet date, the Group entered into an unsecured multicurrency revolving credit facility agreement with a bank of up to S$55 million maturing in July 2014.

1(c) Consolidated cash flow statement (4Q 2012 vs 4Q 2011) and (FY 2012 vs FY 2011)

	Group 01/10/12 to 31/12/12 S$'000	Group 01/10/11 to 31/12/11 S$'000	Group 01/01/12 to 31/12/12 S$'000	Group 01/01/11 to 31/12/11 S$'000
Operating activities				
Total return for the period before tax and distribution	50,767	54,858	135,590	109,594
Adjustments for				
Finance income	(105)	(182)	(522)	(695)
Fair value adjustment on security deposits	118	72	(1,589)	101
Depreciation	252	74	460	339
Finance expenses	7,954	8,830	32,591	34,257
Change in fair value of derivative instruments	(911)	(3,144)	(10,270)	11,236
Change in fair value of investment properties	(24,697)	(28,273)	(24,697)	(28,273)
Operating income before working capital changes	33,378	32,235	131,563	126,559
Changes in working capital:				
Trade and other receivables	653	1,127	(9,122)	(9,566)
Trade and other payables	1,368	9,319	(2,705)	17,323
Income tax paid	(1,084)	(89)	(3,912)	(2,509)
Cash generated from operating activities	**34,315**	**42,592**	**115,824**	**131,807**
Investing activities				
Capital expenditure on investment properties [(1)]	(790)	(5,311)	(20,650)	(16,156)
Purchase of plant and equipment	(51)	(1,530)	(260)	(1,629)
Interest received on deposits	105	182	522	695
Cash flows from investing activities	**(736)**	**(6,659)**	**(20,388)**	**(17,090)**
Financing activities				
Borrowing costs paid	(4,466)	(7,776)	(27,601)	(31,650)
Proceeds from borrowings [(2)]	-	167,593	123,442	167,593
Repayment of borrowings [(2)]	-	(167,081)	(124,595)	(167,081)
Distributions paid to CPU Holders	(2,300)	(2,343)	(9,301)	(9,436)
Distributions paid to Unitholders	(21,568)	(19,430)	(82,968)	(80,634)
Cash flows from financing activities	**(28,334)**	**(29,037)**	**(121,023)**	**(121,208)**
Net increase/(decrease) in cash and cash equivalents	**5,245**	**6,896**	**(25,587)**	**(6,491)**
Cash and cash equivalents at the beginning of the period	75,071	100,432	107,973	113,040
Effects of exchange rate differences on cash	(940)	645	(3,010)	1,424
Cash and cash equivalents at the end of the period [(3)]	**79,376**	**107,973**	**79,376**	**107,973**

Footnotes:

(1) Includes asset redevelopment costs paid in relation to Wisma Atria Property and Starhill Gallery.

(2) Includes JPY6.4 billion term loan drawn to finance the JPY payment under the matured cross currency swap, with the corresponding S$80 million receipt from the same swap used to repay the S$ term loan during the current year.

(3) The Trust issued 963,724,106 new units pursuant to the rights issue in August 2009 and received total gross proceeds of $337.3 million in consideration. Usage of proceeds for the year ended 31 December 2012 is as follows:

	Group and Trust S$' million
Balance as at 31 December 2011	50.1
Payment for asset redevelopment costs of Wisma Atria Property	(19.9)
Balance of net proceeds included in cash and cash equivalents as at 31 December 2012	**30.2**

The above utilisations are in accordance with the intended use, and the percentage allocated for the use, of the proceeds of the rights issue as stated in the announcement dated 22 June 2009 in respect of the rights issue.

1(d) (i) Statement of movements in Unitholders' Funds (4Q 2012 vs 4Q 2011)

	Notes	Group 01/10/12 to 31/12/12 S$'000	Group 01/10/11 to 31/12/11 S$'000	Trust 01/10/12 to 31/12/12 S$'000	Trust 01/10/11 to 31/12/11 S$'000
Unitholders' funds at the beginning of the period		1,676,057	1,641,975	1,658,247	1,644,264
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	49,905	52,900	35,278	29,912
Increase in Unitholders' funds resulting from operations		**49,905**	**52,900**	**35,278**	**29,912**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		5,430	6,356	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		1,094	(1,936)	-	-
Net gain recognised directly in Unitholders' funds	(b)	**6,524**	**4,420**	**-**	**-**
Unitholders' transactions					
Distributions to CPU Holders		(2,300)	(2,343)	(2,300)	(2,343)
Distributions to Unitholders		(21,568)	(19,430)	(21,568)	(19,430)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(23,868)**	**(21,773)**	**(23,868)**	**(21,773)**
Unitholders' funds at the end of the period		**1,708,618**	**1,677,522**	**1,669,657**	**1,652,403**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the three months ended 31 December 2012, includes a gain in the fair value of investment properties of S$24.7 million (2011: S$28.3 million) and a gain in the fair value of derivative instruments of S$0.9 million (2011: S$3.1 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 (FY 2012 vs FY 2011)

	Notes	Group 01/01/12 to 31/12/12 S$'000	Group 01/01/11 to 31/12/11 S$'000	Trust 01/01/12 to 31/12/12 S$'000	Trust 01/01/11 to 31/12/11 S$'000
Unitholders' funds at the beginning of the period		1,677,522	1,656,711	1,652,403	1,662,876
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	131,667	104,407	109,523	79,597
Increase in Unitholders' funds resulting from operations		**131,667**	**104,407**	**109,523**	**79,597**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(4,381)	(3,767)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(3,921)	10,241	-	-
Net (loss)/gain recognised directly in Unitholders' funds	(b)	**(8,302)**	**6,474**	**-**	**-**
Unitholders' transactions					
Distributions to CPU Holders		(9,301)	(9,436)	(9,301)	(9,436)
Distributions to Unitholders		(82,968)	(80,634)	(82,968)	(80,634)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(92,269)**	**(90,070)**	**(92,269)**	**(90,070)**
Unitholders' funds at the end of the period		**1,708,618**	**1,677,522**	**1,669,657**	**1,652,403**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the year ended 31 December 2012, includes a gain in the fair value of investment properties of S$24.7 million (2011: S$28.3 million) and a gain in the fair value of derivative instruments of S$10.3 million (2011: loss of S$11.2 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 01/10/12 to 31/12/12 Units	Group and Trust 01/10/11 to 31/12/11 Units	Group and Trust 01/01/12 to 31/12/12 Units	Group and Trust 01/01/11 to 31/12/11 Units
Issued units at the beginning of the period		1,943,023,078	1,943,023,078	1,943,023,078	1,943,023,078
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		**1,943,023,078**	**1,943,023,078**	**1,943,023,078**	**1,943,023,078**
Number of units that may be issued on conversion of CPU outstanding as at the end of the period	(c)	**238,181,358**	**238,181,358**	**238,181,358**	**238,181,358**

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 year ended 31 December 2012.

(b) Performance fees are calculated for each six-month period ending 30 June and 31 December. There is no performance fee for six months ended 31 December 2012 as performance is below the benchmark index.

(c) The CPU Holders have the right to convert the CPU into units after a period of three years from the date of issuance of the CPU (28 June 2010) at a conversion price of S$0.7266 per unit.

1(d)(iii) To show the total number of issued units excluding treasury units 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 as at 31 December 2012 and 31 December 2011. 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 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 financial statements for the current financial period, which are consistent with those described in the audited financial statements for the year ended 31 December 2011, except for the adoption of the new and revised Financial Reporting Standards (FRS) which became effective for financial years beginning on or after 1 January 2012.

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 01/10/12 to 31/12/12 S$'000	Group 01/10/11 to 31/12/11 S$'000	Group 01/01/12 to 31/12/12 S$'000	Group 01/01/11 to 31/12/11 S$'000
Total return for the period after tax, before distribution		49,905	52,900	131,667	104,407
Income to be distributed to CPU Holders		(2,298)	(2,365)	(9,234)	(9,389)
Earnings attributable to Unitholders		47,607	50,535	122,433	95,018
EPU					
Basic EPU					
Weighted average number of units	(a)	1,943,023,078	1,943,023,078	1,943,023,078	1,943,023,078
Earnings per unit (cents)	(b)	2.45	2.60	6.30	4.89
Diluted EPU					
Weighted average number of units	(c)	2,181,204,436	2,181,204,436	2,181,204,436	2,181,204,436
Earnings per unit on a fully diluted basis (cents)		2.29	2.43	6.04	4.79
DPU					
Number of units issued at end of period		1,943,023,078	1,943,023,078	1,943,023,078	1,943,023,078
DPU for the period based on the total number of units entitled to distribution (cents)	(d)	1.13	1.01	4.39	4.12

Footnotes:

(a) For the purpose of computing the basic EPU, the earnings attributable to Unitholders and the weighted average number of units during the period are used and have been calculated on a time-weighted basis.

(b) The earnings per unit for the three months ended 31 December 2012 includes a gain in the fair value of investment properties of S$24.7 million (2011: S$28.3 million) and a gain in the fair value of derivative instruments of S$0.9 million (2011: S$3.1 million). The earnings per unit for the year ended 31 December 2012 includes a gain in the fair value of investment properties of S$24.7 million (2011: S$28.3 million) and a gain in the fair value of derivative instruments of S$10.3 million (2011: loss of S$11.2 million).

(c) For the purpose of computing the diluted EPU, the weighted average number of units in issue is adjusted to take into account the conversion of the CPU into 238,181,358 ordinary units at the conversion price of S$0.7266 per unit, and have been calculated on a time-weighted basis.

(d) The computation of 4Q 2012 DPU is based on number of units entitled to distributions comprising the number of units in issue as at 31 December 2012 of 1,943,023,078.

7 Net asset value per unit based on units issued at the end of the period

	Notes	Group 31/12/12	Group 31/12/11	Trust 31/12/12	Trust 31/12/11
Net asset value per unit (S$) based on:					
- units issued at the end of the period	(a)	0.97	0.95	0.95	0.94
- units issued at the end of the period, assuming full conversion of CPU	(b)	0.86	0.85	0.84	0.84

Footnotes:

(a) The number of units used for computation of NAV per unit is 1,943,023,078 which represents the number of units in issue as at 31 December 2012.

(b) For illustrative purpose, the NAV per unit as at 31 December 2012 assuming the full conversion of the CPU into 238,181,358 ordinary units as at the end of the period. For the avoidance of doubt, the CPU is only convertible after three years from the date of its issuance.

8 Review of the performance
Consolidated Statement of Total Return and Distribution
(4Q 2012 vs 4Q 2011) and (FY 2012 vs FY 2011)

	Group 01/10/12 to 31/12/12 S$'000	Group 01/10/11 to 31/12/11 S$'000	Increase / (Decrease) %	Group 01/01/12 to 31/12/12 S$'000	Group 01/01/11 to 31/12/11 S$'000	Increase / (Decrease) %
Gross revenue	**47,364**	**45,962**	**3.1%**	**186,005**	**180,088**	**3.3%**
Property expenses	(9,819)	(9,471)	3.7%	(37,558)	(36,503)	2.9%
Net property income	**37,545**	**36,491**	**2.9%**	**148,447**	**143,585**	**3.4%**
Non property expenses	(12,386)	(13,050)	(5.1%)	(47,824)	(51,028)	(6.3%)
Net income before tax	**25,159**	**23,441**	**7.3%**	**100,623**	**92,557**	**8.7%**
Change in fair value of derivative instruments	911	3,144	(71.0%)	10,270	(11,236)	NM
Change in fair value of investment properties	24,697	28,273	(12.6%)	24,697	28,273	(12.6%)
Total return for the period before tax and distribution	**50,767**	**54,858**	**(7.5%)**	**135,590**	**109,594**	**23.7%**
Income tax expense	(862)	(1,958)	(56.0%)	(3,923)	(5,187)	(24.4%)
Total return for the period after tax, before distribution	**49,905**	**52,900**	**(5.7%)**	**131,667**	**104,407**	**26.1%**
Non-tax chargeable items and other adjustments	(25,028)	(30,715)	(18.5%)	(35,479)	(13,630)	160.3%
Income available for distribution	**24,877**	**22,185**	**12.1%**	**96,188**	**90,777**	**6.0%**
Income to be distributed to:						
- CPU Holders	**2,298**	**2,365**	**(2.8%)**	**9,234**	**9,389**	**(1.7%)**
- Unitholders	**21,956**	**19,625**	**11.9%**	**85,299**	**80,052**	**6.6%**
Total income to be distributed	**24,254**	**21,990**	**10.3%**	**94,533**	**89,441**	**5.7%**

4Q 2012 vs 4Q 2011

Revenue for the Group in 4Q 2012 was S$47.4 million, 3.1% higher than that achieved in 4Q 2011. Net property income ("NPI") for the Group was higher at S$37.5 million, representing an increase of 2.9% over 4Q 2011, mainly due to higher revenue contribution from Singapore Properties, partially offset by lower contribution from the overseas properties and higher property expenses of the Singapore Properties in 4Q 2012.

Singapore Properties contributed 63.0% of total revenue, or S$29.9 million in 4Q 2012, 10.4% higher than in 4Q 2011. NPI for 4Q 2012 was S$23.1 million, 9.7% higher than in 4Q 2011, primarily due to higher occupancy and positive rental reversions resulting from the asset redevelopment in Wisma Atria Property.

Malaysia Properties contributed 16.2% of total revenue, or S$7.7 million in 4Q 2012. NPI for 4Q 2012 was S$7.4 million, a decrease of 2.5% from 4Q 2011.

Renhe Spring Zongbei Property in Chengdu, China contributed 9.5% of total revenue, or S$4.5 million in 4Q 2012, 13.0% lower than in 4Q 2011. NPI for 4Q 2012 was S$2.7 million, 13.9% lower than in 4Q 2011, mainly due to lower revenue amidst increased competition and softening of retail market, partially offset by lower expenses.

David Jones Building in Perth, Australia contributed 7.5% of total revenue, or S$3.5 million in 4Q 2012, 8.6% lower than in 4Q 2011. NPI for 4Q 2012 was S$3.0 million, 9.0% lower than in 4Q 2011, mainly due to lower revenue resulting from vacancies between tenancies and depreciation of A$.

Japan Properties contributed 3.8% of total revenue, or S$1.8 million in 4Q 2012, 12.8% lower than in 4Q 2011. NPI for 4Q 2012 was S$1.4 million, 4.7% lower than in 4Q 2011, mainly due to depreciation of JPY, partially offset by lower expenses.

Non property expenses were S$12.4 million in 4Q 2012, 5.1% lower than in 4Q 2011, mainly due to the lower interest costs incurred on the Trust's borrowings and A$ term loan in 4Q 2012. The decrease in tax expense in 4Q 2012 is mainly due to lower net income and downward property revaluation of Renhe Spring Zongbei Property.

The gain on the derivative instruments in 4Q 2012 represents mainly the change in the fair value of interest rate swaps for the Singapore borrowings.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for 4Q 2012 were S$24.9 million and S$24.3 million respectively, being 12.1% and 10.3% higher than the corresponding period.

FY 2012 vs FY 2011

Revenue for the Group in FY 2012 was S$186.0 million, 3.3% higher than that achieved in FY 2011. NPI for the Group was higher at S$148.4 million, representing an increase of 3.4% over FY 2011, mainly attributed to the stronger performance of the Singapore Properties, partially offset by the lower NPI from Renhe Spring Zongbei Property and David Jones Building and higher property expenses of the Singapore Properties in FY 2012.

Singapore Properties contributed 62.7% of total revenue, or S$116.7 million in FY 2012, 6.8% higher than in FY 2011. NPI for FY 2012 was S$90.7 million, 6.8% higher than in FY 2011, primarily due to positive rental reversions resulting from the asset redevelopment in Wisma Atria Property and higher occupancy in both office segments.

Malaysia Properties contributed 16.6% of total revenue, or S$30.9 million in FY 2012, 0.3% higher than in FY 2011. NPI for FY 2012 was S$30.0 million, an increase of 0.1% from FY 2011.

Renhe Spring Zongbei Property contributed 8.6% of total revenue, or S$16.0 million in FY 2012, 9.5% lower than in FY 2011. NPI for FY 2012 was S$9.9 million, 8.7% lower than in FY 2011, mainly due to lower revenue resulting from tenant renovations and softening of retail market amidst increased competition, partially offset by lower expenses.

David Jones Building contributed 7.9% of total revenue, or S$14.7 million in FY 2012, 0.1% lower than in FY 2011. NPI for FY 2012 was S$12.1 million, a decrease of 1.2% from FY 2011 mainly due to higher operating expenses.

Japan Properties contributed 4.2% of total revenue, or S$7.7 million in FY 2012, 1.6% higher than in FY 2011. NPI for FY 2012 was S$5.7 million, an increase of 3.1% from FY 2011.

Non property expenses were S$47.8 million in FY 2012, 6.3% lower than in FY 2011, mainly due to lower interest costs incurred on the Trust's borrowings and A$ term loan, and the fair value adjustments on security deposit as a result of the extended weighted average lease expiry of the portfolio in FY 2012. The decrease in tax expense in FY 2012 is mainly due to lower net income and downward property revaluation of Renhe Spring Zongbei Property.

The gain on the derivative instruments in FY 2012 represents mainly the change in the fair value of a JPY/S$ cross currency swap which matured during the current year and interest rate swaps for the Singapore borrowings.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for FY 2012 were S$96.2 million and S$94.5 million respectively, being 6.0% and 5.7% higher than the corresponding period.

Change in the fair value of investment properties

The Group's portfolio of 13 prime properties across five countries was independently revalued at approximately S$2.7 billion as at 31 December 2012, recording a net revaluation gain of S$24.7 million for the quarter and year ended 31 December 2012. The geographic breakdown of the portfolio by asset value as at 31 December 2012 was as follows: Singapore 70.1%, Malaysia 16.4%, Australia 5.5%, Japan 5.0% and China 3.0%.

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 advanced estimates, Singapore's economy registered modest year-on-year ("y-o-y") growth of 1.1% in the fourth quarter of 2012, compared to the flat growth in the previous quarter[1]. On a seasonally-adjusted quarter-on-quarter ("q-o-q") annualised basis, growth was 1.8% over the third quarter of 2012[1]. For the whole of 2012, the economy is projected to have grown 1.2%. The decline was largely attributed to the weakness in the manufacturing sector. The Singapore Tourism Board ("STB") forecasts visitor arrivals in 2012 to be between 13.5 million and 14.5 million, up from the 13.2 million in 2011, and generating tourist receipts of about S$23 billion[2]. For the six months to June 2012, visitor arrivals rose 11.4% to 7.1 million and on track to meet the target set by STB for 2012[2].

According to CB Richard Ellis[3], the average prime Orchard Road retail rents held firm in 4Q 2012 at S$31.60 per square foot per month ("psfpm"). This was supported by strong domestic demand and tourism. However, challenging global economic outlook and threat of inflation could put pressure to the retail market in the next 6 to 12 months. For the office sector, average rents for Grade A and B space declined to S$9.58 psfpm and S$7.11 psfpm respectively on a q-o-q basis[3]. Office vacancy at Core CBD increased from 6.8% in 3Q 2012 to 7.8% in 4Q 2012[3].

Malaysia's GDP grew by 5.2% in 3Q 2012, representing a weaker growth from 5.6% in the previous quarter[4]. The growth is largely attributed to higher output from the Services, Manufacturing and Construction sectors. The seasonally adjusted unemployment rate has remained low at about 3.5% as at October 2012[4]. World Bank has forecasted GDP growth to be 5.1% in 2012 and 5.0% in 2013 on the back of strong domestic demand[5]. Tourist arrivals to Malaysia recorded overall growth of 0.7% y-o-y in first nine months of 2012. For first half of 2012, Malaysia has generated tourist receipts of RM26.8 billion, representing a growth of 4.0% y-o-y[6].

In China, the government's moderate economic growth target continued to impact the market with GDP growth slowing to 7.8% in 2012, down from 9.2% in 2011[7]. The slower GDP growth has affected retail sales, with nationwide growth decelerating to 14.3%[7] y-o-y (previously 17.1%). Retail sales in Chengdu have also slowed to 15.4% y-o-y from 18.2% in 2011[8]. According to CB Richard Ellis, the average ground floor retail rents in Chengdu decreased by 1.1% to RMB27.8 psm per day on a q-o-q basis[9].

The Australia Bureau of Statistics data shows that on a seasonally adjusted q-o-q basis, the economy grew 0.5% in 3Q 2012, slower than 0.6% in the previous quarter[10]. However, Western Australia continues to show strong resilience and recorded the strongest State Final Demand[11], expanding 2.3% during 3Q 2012 compared to the national growth of 0.2%[11]. During the quarter, prime retail rents remained stable in Perth[12].

According to latest preliminary estimates, Japan's GDP contracted 0.9% in the 3Q 2012, or 3.5% on an annualised basis[13]. Economic recovery has slowed down mainly due to weak exports and industrial production[14]. Nevertheless, domestic demand and private consumption have been resilient and the economy is expected to experience some recovery with the latest government-led economic stimulus package estimated at JPY10.3 trillion with an emphasis on public works projects.

Outlook for the next 12 months

The negative turn of the global economic condition in the third quarter of 2012 continued into the fourth quarter of 2012. United Nations has marked down its forecast for global growth to 2.4 percent[15] for 2013 and 3.2 percent[15] in 2014. While the UN projects that developing Asia's economies have weakened considerably in 2012, the South Asian economies are expected to grow at an average of 5.0 percent in 2013, up from 4.4 percent in 2012. Against this backdrop, Starhill Global REIT's balanced portfolio of long term leases and master leases with built-in step-up rent reviews and short term leases will provide income stability and growth for its unitholders.

The slowdown in China's economy in 2012 has affected consumer sentiments and contributed to a decline in the high end and luxury segments. In addition, with the recent and planned openings of new malls, the retail landscape in Chengdu continues to be challenging. The Renhe Spring Zongbei Property continues to focus on the high end retail segment by constantly enhancing its tenancy mix and positioning as well as targeting its advertising and promotions efforts on its affluent VIP customer base.

Starhill Global REIT remains focused on optimising the performance of its portfolio in delivering stable growth and returns to Unitholders while sourcing for attractive property assets in Singapore and overseas. The Manager will continue to actively manage the portfolio and create value from potential asset enhancement initiatives in the portfolio.

Sources

1. Ministry of Trade and Industry Singapore advanced estimates: Singapore's GDP Grew 1.1 Per Cent in the Fourth Quarter of 2012, 2 January 2013
2. Singapore Tourism Board, Tourist Arrivals Statistics website
3. CBRE Market View Singapore, 4Q 2012
4. Department of Statistics, Malaysia
5. World Bank Malaysia Economic Monitor, 29 November 2012
6. Tourism Malaysia, September 2012
7. National Bureau of Statistics of China, Jan-Dec 2012 aggregated for retail sales growth
8. Chengdu Bureau of Statistics, Jan-Nov 2012 aggregated for retail sales growth
9. CBRE Market View China, 4Q 2012
10. Australia Bureau of Statistics
11. Australia National Accounts: State Final Demand (SFD), September Quarter 2012. State Final Demand is a measurement of local economic activity through level of spending by both private and public sectors
12. Jones Lang Lasalle, On point 3Q 2012
13. Japan's Cabinet Office, 10 December 2012
14. Bank of Japan, Monthly Report of Recent Economic and Financial Developments, December 2012
15. United Nations, Global economic outlook for 2013 revealed, 3 January 2013

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution:

(1) Distribution to CPU Holders for the period from 1 October 2012 to 31 December 2012 ("CPU Distribution")

(2) Distribution to Unitholders for the period from 1 October 2012 to 31 December 2012 ("Unitholders' Distribution")

Distribution rate:

	CPU Distribution	**Unitholders' Distribution**
	For the period from 1 October 2012 to 31 December 2012	**For the period from 1 October 2012 to 31 December 2012**
	Cents	Cents
Taxable income component	1.0107	0.8600
Tax-exempt income component	0.3173	0.2700
Total	**1.3280**	**1.1300**

Par value of units: Not applicable

Tax rate:

Taxable income component

Taxable income distributions are made out of the Trust's taxable income. CPU Holders and 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 CPU Holders and Unitholders.

(b) Corresponding period of the immediately preceding financial period

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution:

(1) Distribution to CPU Holders for the period from 1 October 2011 to 31 December 2011 ("CPU Distribution")

(2) Distribution to Unitholders for the period from 1 October 2011 to 31 December 2011 ("Unitholders' Distribution")

Distribution rate:

	CPU Distribution	**Unitholders' Distribution**
	For the period from 1 October 2011 to 31 December 2011	**For the period from 1 October 2011 to 31 December 2011**
	Cents	Cents
Taxable income component	0.9878	0.7300
Tax-exempt income component	0.3112	0.2300
Capital component	0.0677	0.0500
Total	**1.3667**	**1.0100**

Par value of units: Not applicable

Tax rate:

Taxable income component

Taxable income distributions are made out of the Trust's taxable income. CPU Holders and 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 component

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

Capital component

The capital component of the distribution represents a return of capital to CPU Holders and Unitholders for tax purposes and is therefore not subject to income tax. Such distribution refers to the amount of distribution made by the Trust where the income from the underlying properties located overseas has not been received as income by the Trust. For CPU Holders and 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: 28 February 2013

(d) Books Closure Date: 6 February 2013

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) 2012

Operating Segments

	Wisma Atria Property (Singapore) 2012 S$'000	Ngee Ann City Property (Singapore) 2012 S$'000	Malaysia Properties (Malaysia) 2012 S$'000	Renhe Spring Zongbei Property (China) 2012 S$'000	David Jones Building (Australia) 2012 S$'000	Japan Properties (Japan) 2012 S$'000	Total 2012 S$'000
External revenue	61,772	54,931	30,908	16,016	14,654	7,724	186,005
Depreciation	-	-	-	460	-	-	460
Reportable segment net property income	46,356	44,392	30,012	9,898	12,124	5,665	148,447
Other material non-cash item:							
Change in fair value of investment properties	109	19,000	12,787	(2,747)	1,269	(5,721)	24,697
Unallocated items:							
Finance income							522
Fair value adjustment on security deposits							1,589
Non-property expenses							(17,344)
Finance expenses							(32,591)
Change in fair value of derivative instruments							10,270
Total return for the year before tax							135,590
Reportable segment assets	907,552	1,001,480	447,548	99,923	149,483	134,654	2,740,640
Unallocated assets							79,548
Total assets							2,820,188
Reportable segment liabilities	(26,935)	(11,439)	(4,219)	(11,390)	(3,178)	(3,264)	(60,425)
Unallocated liabilities							(877,700)
Total liabilities							(938,125)
Other segmental information							
Capital expenditure	23,891	-	-	260	-	-	24,151
Non-current assets	905,759	1,001,278	447,375	94,208	148,473	134,351	2,731,444

Geographical segments:

As at 31 December 2012, the Group's operations and its identifiable assets are located in Singapore (consisting of Wisma Atria Property and Ngee Ann City Property), Kuala Lumpur-Malaysia (consisting of Starhill Gallery and Lot 10 Property), Chengdu-China (consisting of Renhe Spring Zongbei Property), Perth-Australia (consisting of David Jones Building) and Tokyo-Japan (consisting of seven Japan Properties). Accordingly, no geographical segmental analysis is separately presented.

14 Segmented revenue and results for business or geographical segments (of the Group) 2011

Operating Segments

	Wisma Atria Property (Singapore) 2011 S$'000	Ngee Ann City Property (Singapore) 2011 S$'000	Malaysia Properties (Malaysia) 2011 S$'000	Renhe Spring Zongbei Property (China) 2011 S$'000	David Jones Building (Australia) 2011 S$'000	Japan Properties (Japan) 2011 S$'000	Total 2011 S$'000
External revenue	54,584	54,693	30,827	17,706	14,674	7,604	180,088
Depreciation	187	-	-	152	-	-	339
Reportable segment net property income	40,843	44,148	29,984	10,839	12,275	5,496	143,585
Other material non-cash item:							
Change in fair value of investment properties	21,908	16,900	5,723	4,332	330	(20,920)	28,273
Unallocated items:							
Finance income							695
Fair value adjustment on security deposits							(101)
Non-property expenses							(17,365)
Finance expenses							(34,257)
Change in fair value of derivative instruments							(11,236)
Total return for the year before tax							109,594
Reportable segment assets	880,767	982,557	443,639	102,293	155,532	165,758	2,730,546
Unallocated assets							108,533
Total assets							2,839,079
Reportable segment liabilities	(22,281)	(11,756)	(4,558)	(16,421)	(2,586)	(4,630)	(62,232)
Unallocated liabilities							(925,880)
Total liabilities							(988,112)
Other segmental information							
Capital expenditure	8,592	-	10,174	1,629	-	-	20,395
Non-current assets	881,751	982,380	443,509	102,213	153,016	165,272	2,728,141

Geographical segments:

As at 31 December 2011, the Group's operations and its identifiable assets are located in Singapore (consisting of Wisma Atria Property and Ngee Ann City Property), Kuala Lumpur-Malaysia (consisting of Starhill Gallery and Lot 10 Property), Chengdu-China (consisting of Renhe Spring Zongbei Property), Perth-Australia (consisting of David Jones Building) and Tokyo-Japan (consisting of seven Japan Properties). 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 01/01/12 to 31/12/12 S$'000	Group 01/01/11 to 31/12/11 S$'000	Increase / (Decrease) %
Gross revenue report for first half year	92,389	90,083	2.6%
Total return after tax for first half year	55,614	51,844	7.3%
Gross revenue report for second half year	93,616	90,005	4.0%
Total return after tax for second half year	76,053	52,563	44.7%

17 Breakdown of total distribution for the financial year ended 31 December 2012

	Group 01/01/12 to 31/12/12 S$'000	Group 01/01/11 to 31/12/11 S$'000
Unitholders' distribution		
1 January to 31 March	19,625	20,207
1 April to 30 June	20,790	20,790
1 July to 30 September	20,985	20,207
1 October to 31 December	21,568	19,430
	82,968	80,634
CPU distribution		
1 January to 31 March	2,365	2,412
1 April to 30 June	2,350	2,357
1 July to 30 September	2,286	2,324
1 October to 31 December	2,300	2,343
	9,301	9,436

The amounts shown above are based on actual distribution paid to Unitholders and CPU Holders 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).

Name	Age	Family relationship with any director, CEO and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Tan Sri Dato' (Dr) Francis Yeoh Sock Ping	58	Son of Tan Sri Dato' Seri (Dr) Yeoh Tiong Lay, a substantial unitholder of Starhill Global REIT, and brother of Dato' Yeoh Seok Kian, a non-executive director of YTL Starhill Global REIT Management Limited, the Manager of Starhill Global REIT.	Executive Chairman of the Manager. Appointed on 31 December 2008.	Not applicable

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

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

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
29 January 2013