

Third Quarter 2009 Financial Results

28 October 2009



→ **Financial Highlights**

→ Portfolio Performance Update

- Singapore
- Tokyo
- Chengdu





→ Growth Drivers

3Q 2009: Income to be distributed up 7.8%

- 3Q 2009 income to be distributed of \$18.3 million is a 7.8% increase over 3Q 2008
- Standard & Poor's assigns BBB corporate rating with stable outlook to Starhill Global REIT

3Q 2009 financial highlights

DPU of 0.95 cents exceeded 3Q 2008 by 6.7%

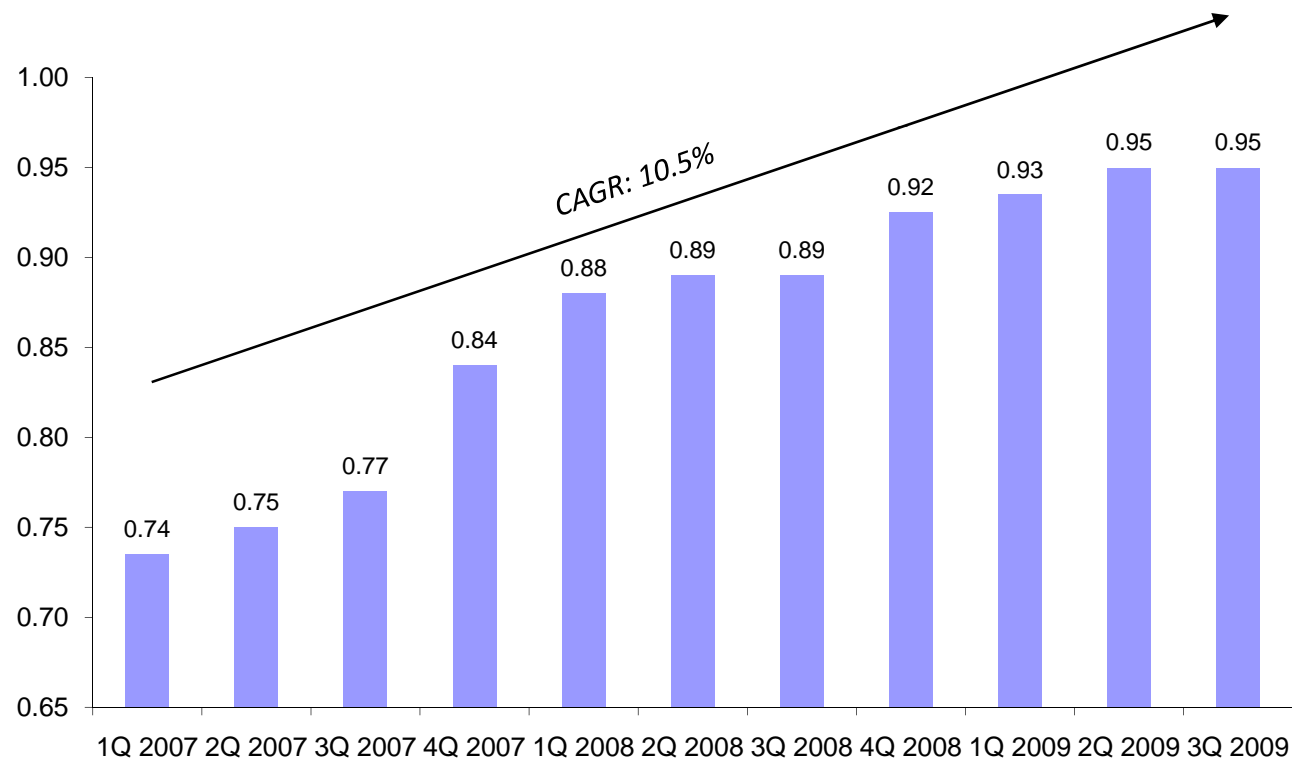
Period: 1 Jul – 30 Sep 2009	3Q 2009	3Q 2008	% Change
Gross Revenue	\$32.6 mil	\$32.6 mil	0%
Net Property Income	\$26.1 mil	\$23.6 mil	 10.4%
Income Available for Distribution	\$18.5 mil ⁽¹⁾	\$17.2 mil	 7.9%
Income to be Distributed	\$18.3 mil ⁽¹⁾	\$17.0 mil	 7.8%
DPU (pre-rights)	N/A	1.78 cents	N/A
DPU (post-rights)	0.95 cents ⁽²⁾	0.89 cents ⁽³⁾	 6.7%

Note:

1. Approximately \$0.2 million of income available for distribution for the third quarter ended 30 September 2009 has been retained to satisfy certain legal reserve requirements in China.
2. The computation of DPU for 3Q 2009 is based on number of units entitled to distributions comprising: (a) number of units in issue as at 30 September 2009 of 1,930,085,193 units and (b) units issuable to the Manager as partial satisfaction of management fee (base fee) earned for 3Q 2009 of 2,382,977 units.
3. DPU for 3Q 2008 has been restated to include the 963,724,106 right units.

DPU performance

Compounding average growth rate of 10.5% since 1Q 2007



Note: DPU from 1Q 2007 to 2Q 2009 have been restated to include the 963,724,106 right units issued in August 2009

3Q 2009 financial results

\$'000	3Q09	3Q08	% Change
Gross Revenue	32,590	32,589	0%
Less: Property Expenses	(6,485)	(8,941)	(27.5%)
Net Property Income	26,105	23,648	10.4%
Less: Fair Value Adjustment ⁽¹⁾	(212)	148	(243.2%)
Borrowing Costs	(6,015)	(5,856)	2.7%
Finance income	120	23	421.7%
Management Fees	(2,767)	(2,877)	(3.8%)
Other Trust Expenses	(702)	(693)	1.3%
Tax Expenses ⁽²⁾	(451)	(492)	(8.3%)
Net Income After Tax ⁽³⁾	16,078	13,901	15.7%
Add: Non-Tax Deductibles ⁽⁴⁾	2,461	3,283	(25.0%)
Income Available for Distribution	18,539	17,184	7.9%
Income to be Distributed	18,358	17,036	7.8%
DPU (pre-rights)	N/A	1.78 cents	N/A
DPU (post-rights)	0.95 cents	0.89 cents ⁽⁵⁾	6.7%

Notes:

1. Being accretion of tenancy deposit stated at amortised cost in accordance with Financial Reporting Standard 39. This financial adjustment has no impact on the DPU
2. Excludes deferred income tax
3. Excludes changes in fair value of unrealised derivative instruments
4. Includes management fees payable in units, certain finance costs, depreciation, sinking fund provisions, straight-line rent adjustment and trustee fees
5. DPU for 3Q 2008 has been restated to include the 963,724,106 right units.

3Q 2009 financial results

Revenue

\$'000	3Q 2009	3Q 2008	% Change
Wisma Atria			
Retail ^{(1) (2)}	11,159	10,977	1.7%
Office ^{(1) (2)}	2,545	2,370	7.4%
Ngee Ann City			
Retail ⁽¹⁾	9,955	10,268	(3.0%)
Office ⁽¹⁾	3,468	3,470	(0.1%)
Japan portfolio ⁽³⁾	2,418	2,178	11.0%
Chengdu ⁽⁴⁾	3,045	3,326	(8.4%)
Total	32,590	32,589	0%

Net Property Income

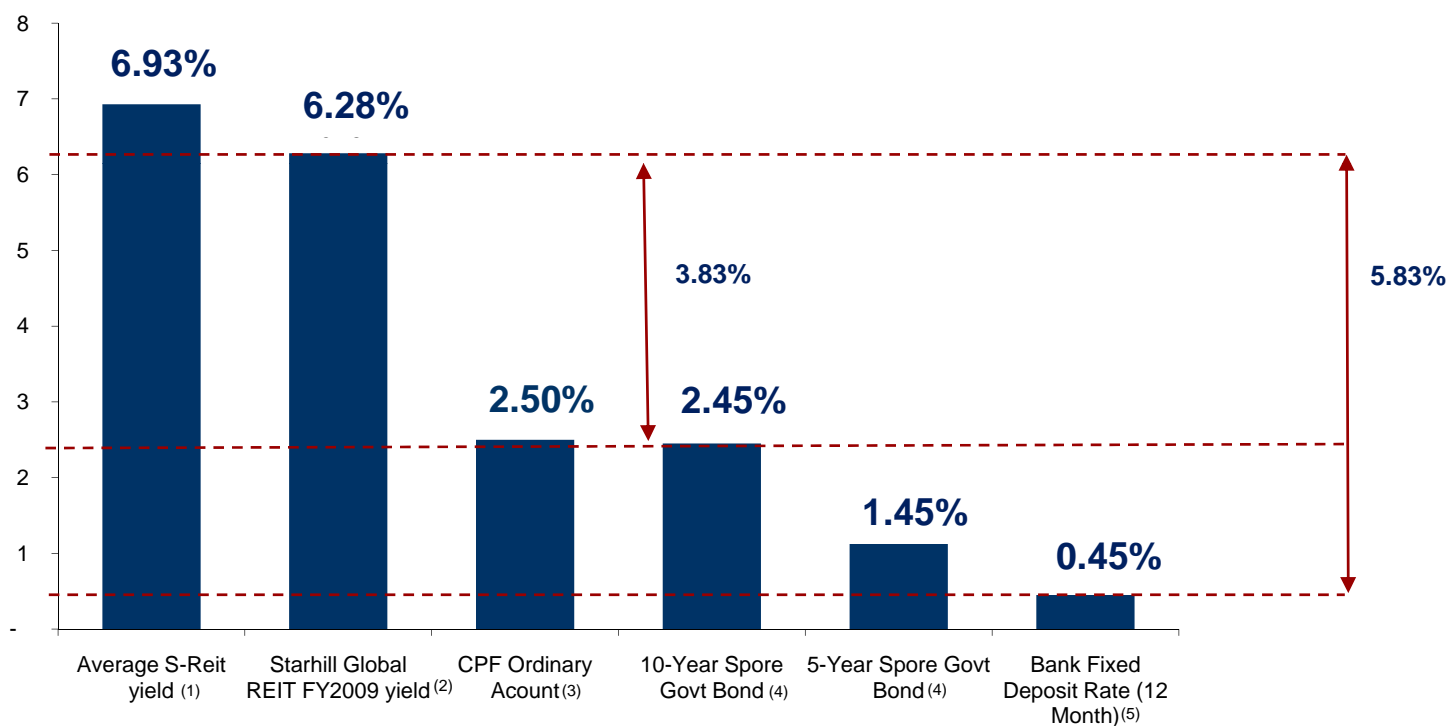
\$'000	3Q 2009	3Q 2008	% Change
Wisma Atria			
Retail ⁽¹⁾	8,595	7,126	20.6%
Office ⁽¹⁾	2,014	1,743	15.5%
Ngee Ann City			
Retail ⁽¹⁾	8,873	8,297	6.9%
Office ⁽¹⁾	2,888	2,798	3.2%
Japan portfolio ⁽³⁾	1,997	1,774	12.6%
Chengdu ⁽⁴⁾	1,738	1,910	(9.0%)
Total	26,105	23,648	10.4%

Notes:

1. Revenue and expenses are net of government property tax rebates on Singapore properties to be passed on to tenants
2. Renewal and new leases at higher market rates
3. Mainly due to strengthening of Yen
4. Drop in performance at Chengdu property is mainly due to revised GTO rate arising from renewal and to incentivise concessionaires

Trading yield

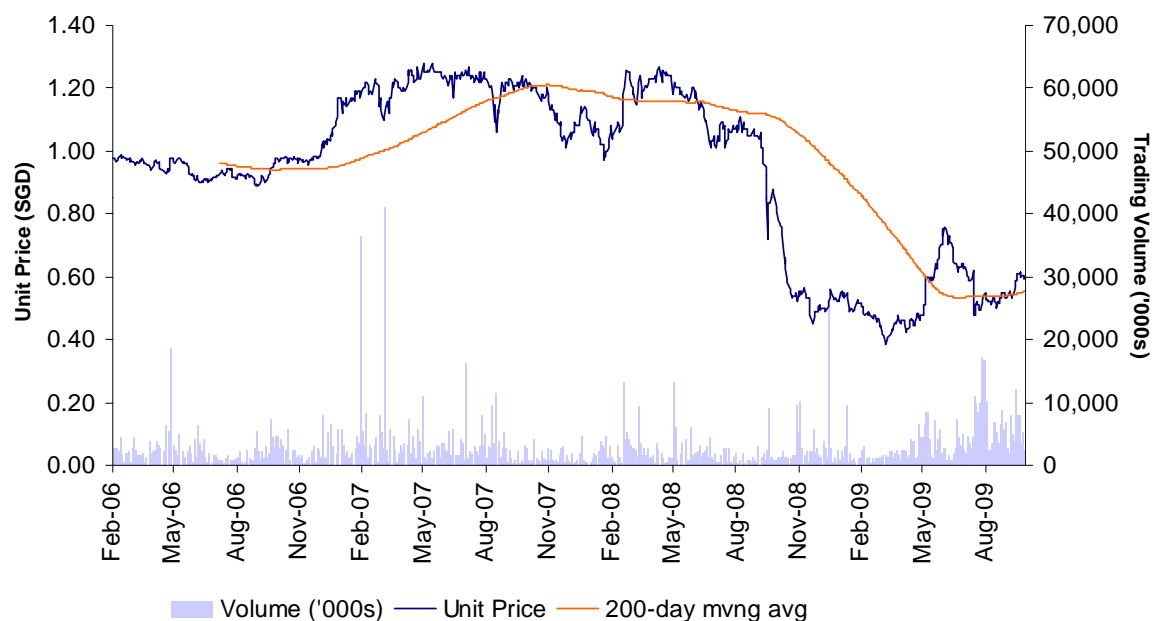
Attractive trading yield compared to other investment instruments



Notes:

1. As at 30 Sept 2009 (Source: Bloomberg)
2. Based on Starhill Global REIT's closing price of \$0.60 per unit as at 30 Sep 2009 and actual annualised distribution for 3Q 2009
3. Based on interest paid on Central Provident Fund (CPF) ordinary account in Sep 2009 (Source: CPF website)
4. As at Sep 2009 (Source: Singapore Government Securities website)
5. As at 9 Oct 2009 (Source: DBS website)

Unit price performance



Source: Bloomberg

Note:

1. By reference to Starhill Global REIT's closing price of \$0.60 as at 30 Sep 2009

Liquidity statistics

Last 3 months average daily trading volume (units) 5.6 mil

Estimated free float 71.1%

Market cap (30 Sep 09) ¹ \$1,158 mil

Distribution timetable

Distribution Period	1 July to 30 September 2009
Distribution Amount	0.95 cents per unit

Distribution Timetable

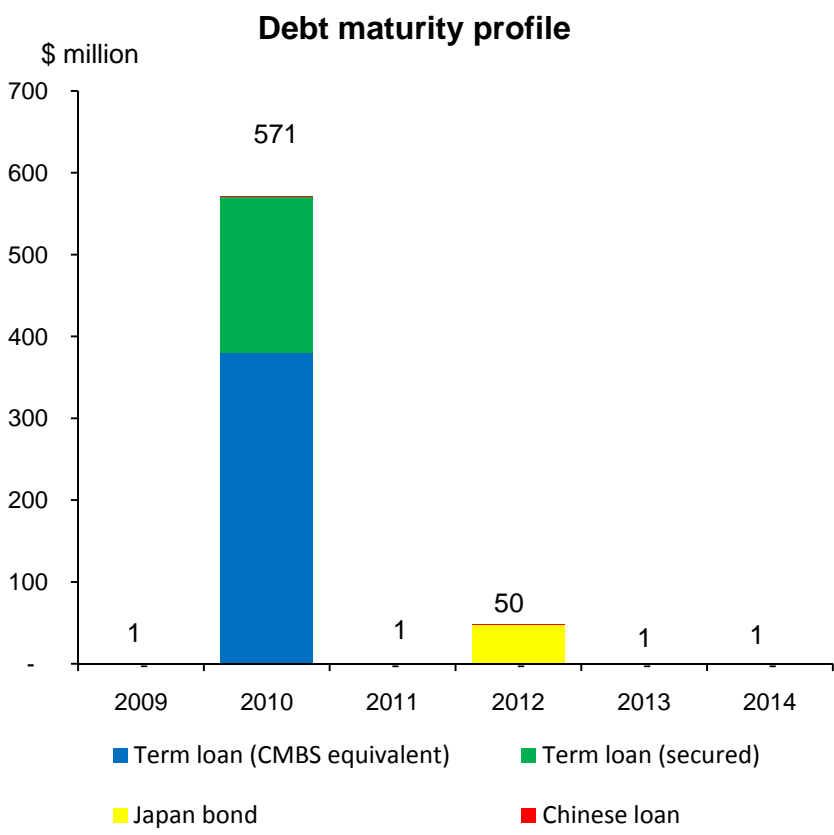
Notice of Books Closure Date	28 October 2009
Last Day of Trading on “Cum” Basis	2 November 2009, 5.00 pm
Ex-Date	3 November 2009, 9.00 am
Books Closure Date	5 November 2009, 5.00 pm
Distribution Payment Date	30 November 2009

As at 30 Sep 2009	\$'000
Term loan (CMBS equivalent)	380,000
Term loan (Secured)	190,000
Revolving Credit Facilities	-
Japan Bond	48,816
Chinese Loan	5,991
Total Debt	624,807
Fixed Rate Debt (up to Sept 2010) ¹	96.0%
Gearing Ratio ²	27.2%
Interest Cover	4.6x
Weighted Average Effective Interest Rate ¹	2.98% p.a.
Starhill Global REIT corporate rating ³	Baa2 (Moody's) / BBB (S&P)

Notes:

1. Includes interest rate derivatives
2. Based on deposited property as defined in the Trust Deed
3. Reaffirmed by Moody's Investors Service in Oct 2009; Assigned by S&P in Oct 2009

No significant debt maturing until September 2010



- Weighted average effective interest rate is 2.98% p.a.
- 96.0% of borrowings is fixed (including derivatives) until September 2010
- \$30.0 million secured RCF and \$20.9 million unsecured RCF were repaid using the rights issue proceeds in August 2009

Balance sheet

As at 30 Sep 2009	\$'000
Non Current Assets	1,977,641
Current Assets ⁽²⁾	319,928
Total Assets	2,297,569
Current Liabilities ⁽³⁾	(624,655)
Non Current Liabilities	(108,628)
Total Liabilities	(733,283)
Net Assets	1,564,286
Unitholders' Funds	1,564,286
Units ('000)	1,932,468

	NAV statistics
NAV Per Unit (as at 30 Sep 2009) ⁽¹⁾	\$0.81
Adjusted NAV Per Unit ⁽¹⁾ (net of distribution)	\$0.80
Closing price as at 30 Sep 2009	\$0.60
Unit Price Premium/(Discount) To:	
▪ NAV Per Unit	(25.9%)
▪ Adjusted NAV Per Unit	(25.0%)

Notes:

1. The number of units used for computation of NAV per unit is 1,932,468,170. This comprises: (a) number of units in issue as at 30 September 2009 of 1,930,085,193 units; and (b) units to be issued to the Manager as partial satisfaction of management fee (base fee) earned for 3Q 2009 of 2,382,977 units.
2. Includes balance of net proceeds from rights issue of approximately \$276 million after repaying \$50.9 million of RCF in August 2009.
3. Includes derivative liabilities of \$22 million and borrowings of \$572 million, of which \$570 million of secured borrowings is expected to be refinanced within the next 12 months.

→ Financial Highlights

→ **Portfolio Performance Update**

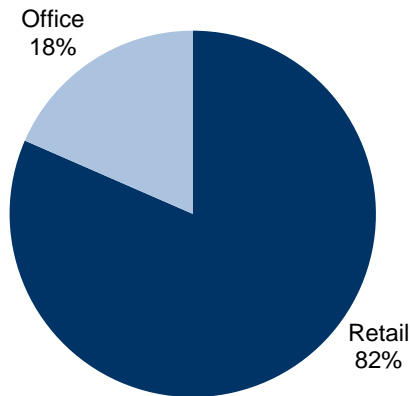
- Singapore
- Tokyo
- Chengdu

→ Growth Drivers

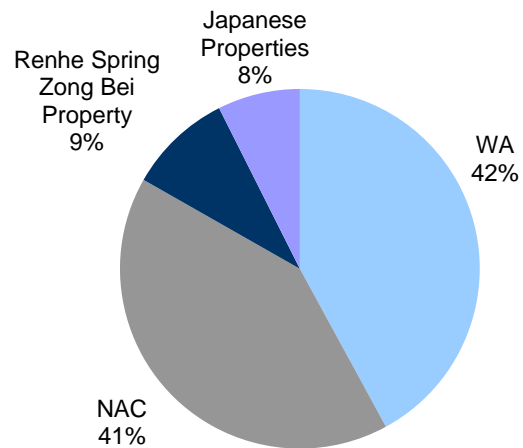
Portfolio summary

Diversified portfolio comprising Singapore, Japan and China assets

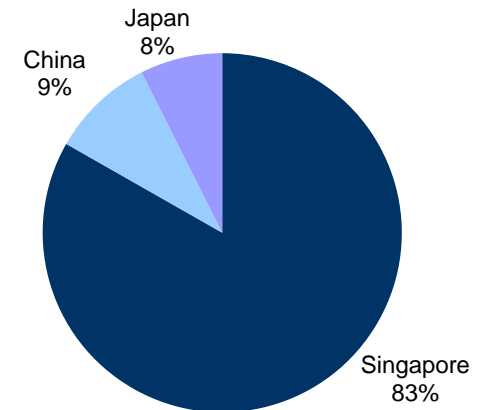
Gross Revenue by Retail and Office (3Q 09)



Gross Revenue by Property (3Q 09)



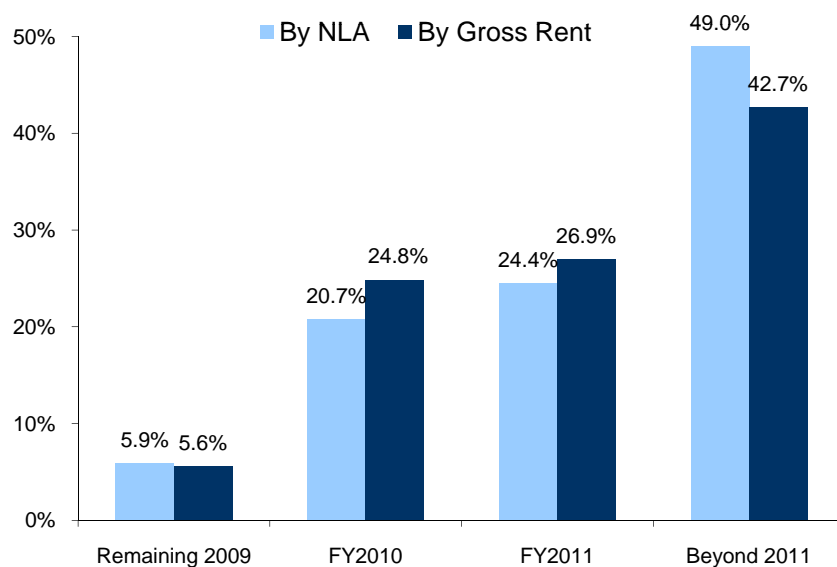
Gross Revenue by Country (3Q 09)



Portfolio lease expiry

Weighted average lease term of 2.40 and 2.25 years (by NLA and gross rent respectively)

Portfolio Lease Expiry (as at 30 Sep 2009)



sq ft	Office		Retail		Japan	Total
	WA	NAC	WA	NAC		
Remaining 2009	22,389	3,014	10,215	-	2,136	37,754
2010	23,928	62,054	40,002	2,928	4,053	132,966
2011	19,924	53,387	63,658	17,201	2,571	156,742
Beyond 2011	13,681	10,818	10,280	234,892	44,434	314,104
Total	79,923	129,273	124,155	255,021	53,194	641,566

Notes:

1. Portfolio lease expiry profile does not include Chengdu Property which operates as a department store with many short-term concessionaire leases running 3-12 months
2. Lease expiry profile based on actual running lease as at 30 Sep 09
3. Toshin contributes to 35.2% and 29.9% of portfolio lease expiry by NLA and Gross Rent respectively

Portfolio lease expiry profile by year

159 out of 190¹ leases expire by 2011, accounting for 57% of gross rental income

Year	Office Leases		Retail Leases		Gross Rental Income per month ¹		
	No. of leases	Weighted average rent psf	No. of leases	Weighted average rent psf	Office S\$'000	Retail S\$'000	% of Total ²
2009	12	9.50	11	25.50	240	315	5.60%
2010	26	9.70	47	34.70	835	1,629	24.80%
2011	21	10.50	42	22.80	767	1,905	26.90%
Total	59	9.97	100	26.96	1,842	3,849	57.30%

1. Excludes leases in Chengdu property as it operates as a department store comprising many concessionaries with short leases running 3-12 months
2. As a percentage of total gross rental income for the month of September 2009

Portfolio top 10 tenants

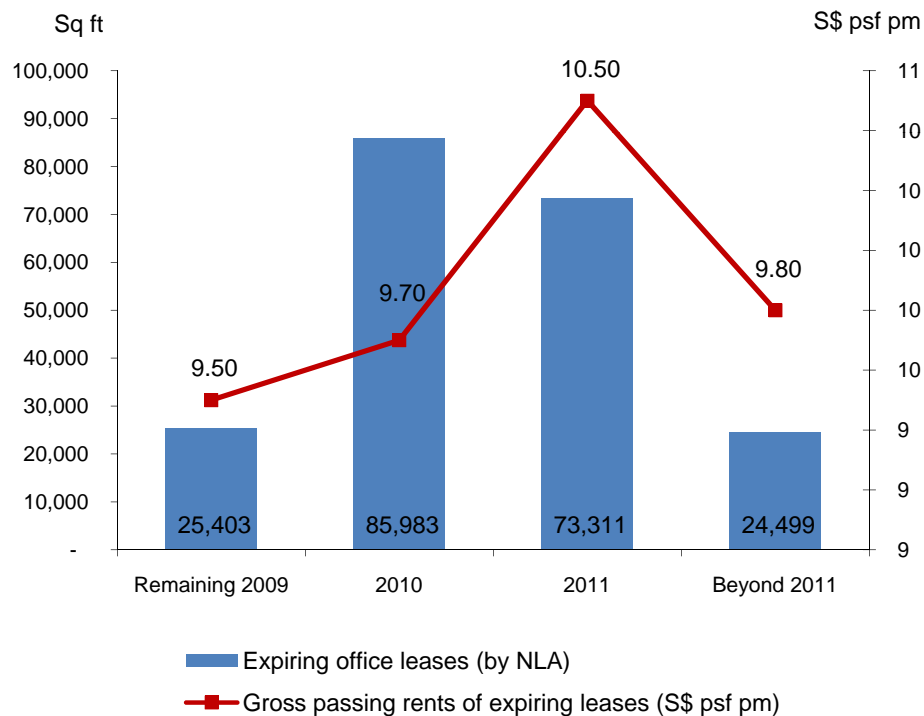
Top 10 tenants contributed 44% of the portfolio gross rent

Tenant Name	Property	Leased Area (sq ft)	Lease Expiry	Gross rent (as at 30 Sep 09)	% of Portfolio Gross Rent ¹	% of Portfolio Leased Area
Toshin Development Co Ltd	NAC	225,969	Jun 2013	\$2,966,968	26.3%	30.4%
Future Revolution K.K. ²	Ebisu Fort Nakameguro Harajyuku Secondo Roppongi Terzo	39,361	Sep 2012, Dec 2015, Dec 2015, Jan 2016	\$565,526	5.0%	5.3%
Bread Talk Group	WA	27,104	Sep 2009, Oct 2009, Sep 2011	\$271,082	2.4%	3.7%
Nike Singapore Pte Ltd	WA	8,288	Nov 2011	\$253,384	2.2%	1.1%
FJ Benjamin Lifestyle Pte Ltd	WA	9,009	Nov 2011, Sep 2012	\$164,408	1.5%	1.2%
Aspial-Lee Hwa (S) Pte Ltd	WA	3,778	Nov 09, Aug 2010, Sep 2011, Oct 2011	\$156,014	1.4%	0.5%
RSH (Singapore) Pte Ltd	WA	4,061	Mar 2010, Jun 2010, Oct 2010	\$155,516	1.4%	0.5%
Wing Tai Retail Pte Ltd	WA	4,908	May 2010, Jun 2010, Oct 2010, Nov 2010	\$150,401	1.3%	0.7%
Charles & Keith Group	WA	2,702	Jun 2010, Jul 2010	\$146,512	1.3%	0.4%
Fashion Retail Pte Ltd	WA	3,832	Sep 2011	\$140,634	1.2%	0.5%

Notes: 1. For the month of September 2009
2. Future Revolution KK is the fixed rent master tenant for these four properties

Office portfolio lease expiry profile and passing rents

Portfolio Office Lease Expiry and Average Gross Passing Rents



Note: Average monthly gross rent rounded to nearest ten cents

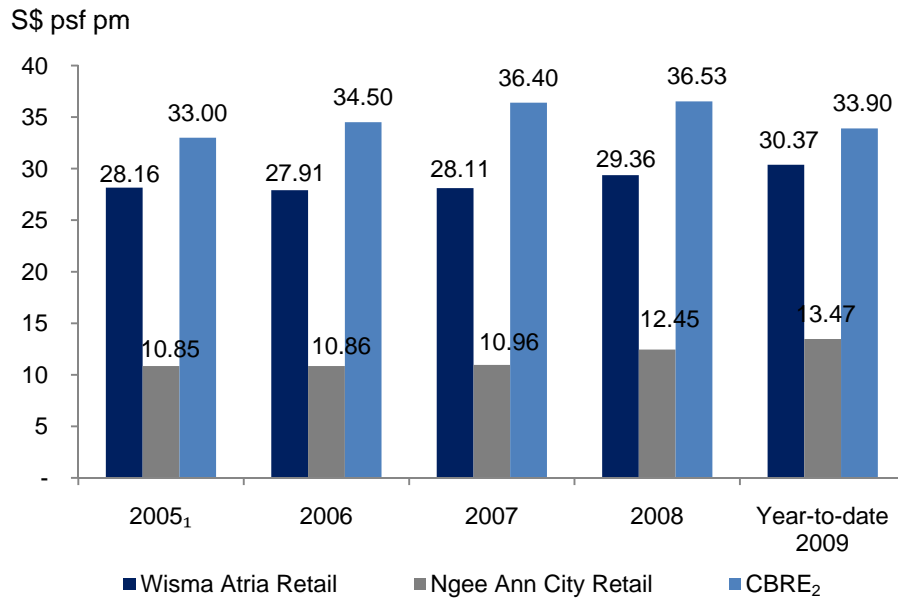
→ In 3Q 2009, asking office rent was S\$10.00 psf pm while leases committed averaged S\$9.80 psf pm

→ The average passing rent for remaining 25,403 sq ft of leases expiring in 2009 is S\$9.50 psf pm

Retail passing rents

Wisma Atria's average passing rents are below market average

Average Passing Rents for Wisma Atria & Ngee Ann City Retail



➔ Ngee Ann City's average retail rents are lower given the master lease with Toshin that accounts for 89% of retail NLA at Ngee Ann City

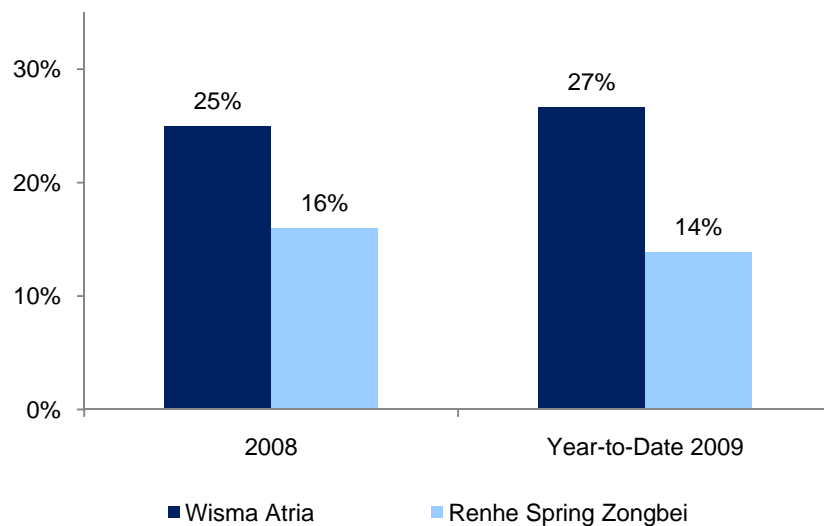
Footnotes:

1. 2005 average rents computed from September - December 2005
2. CBRE's quoted figures are for prime Orchard Road space which is defined as "specialty" shop units of 500-1,000 sq ft on level with heaviest traffic

Occupancy costs

Average retail occupancy costs

Average retail occupancy costs



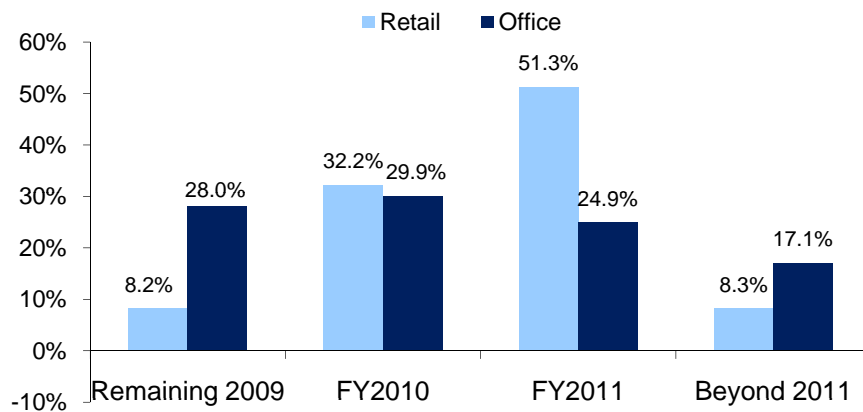
- The higher occupancy cost at Wisma Atria is attributed to the higher proportion of fashion tenants given the centre's positioning as a female-centric mall
- Renhe Spring Zongbei Property operates as a high-end department store with international luxury labels such as Prada, Zegna, Hugo Boss, Chopard, Montblanc and Vertu which typically enjoy lower occupancy costs

Notes:

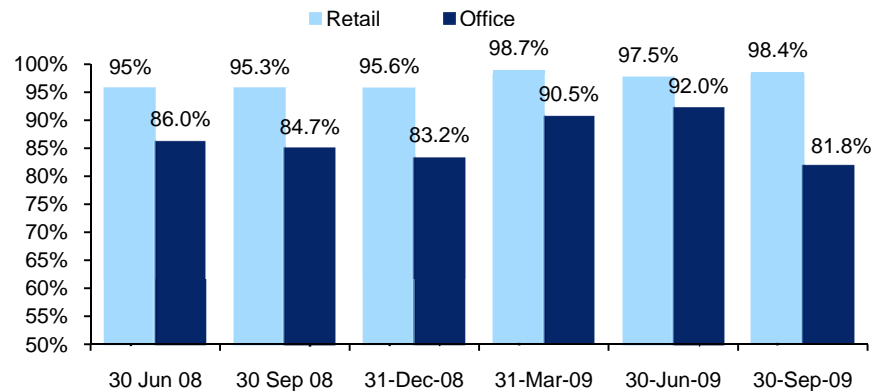
1. Year-to-date 2009 occupancy costs for Wisma Atria is for the period Jan-Aug and Renhe Spring Zongbei is for the period Jan-Sep 2009
2. Average retail occupancy costs for Ngee Ann City and the Japanese properties are not available due to master lessee arrangements

Wisma Atria Property - Overview

Lease Expiry Schedule (by NLA) as at 30 Sep 2009



Committed Occupancy Rates

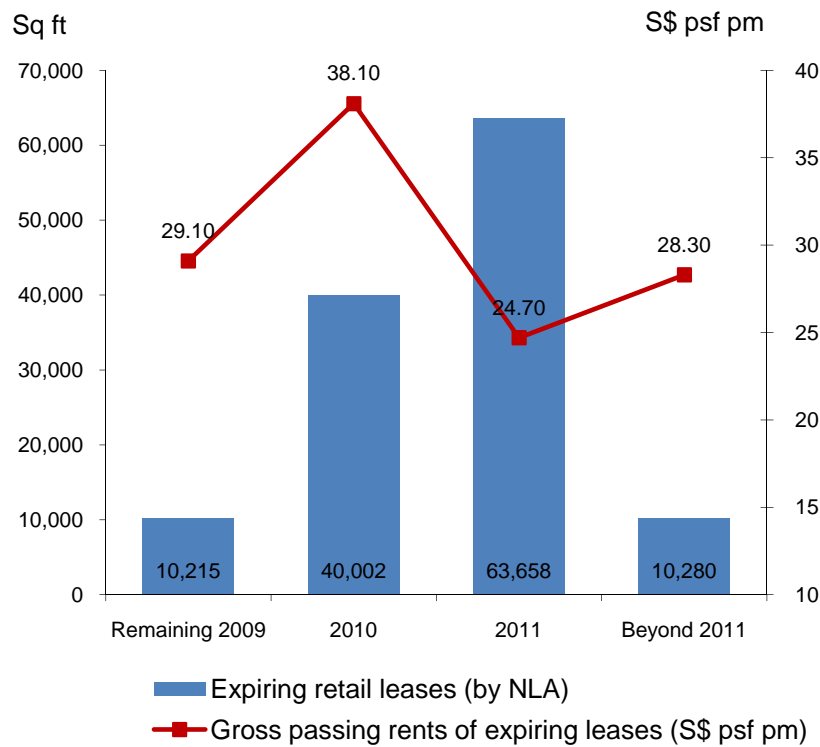


- ➔ Weighted average lease term of 1.36 years (by NLA)
 - Retail: 1.54 years; Office: 1.09 years
- ➔ Committed occupancy (91.1% by NLA)
 - Retail: 98.4%; Office: 81.8%
- ➔ Increasing proportion of retail leases structured as base rent plus % GTO
 - Base rent plus % GTO from 33% (Dec 05) to 80% (Sep 09)
 - Higher of base rent or % GTO from 66% (Dec 05) to 17% (Sep 09)

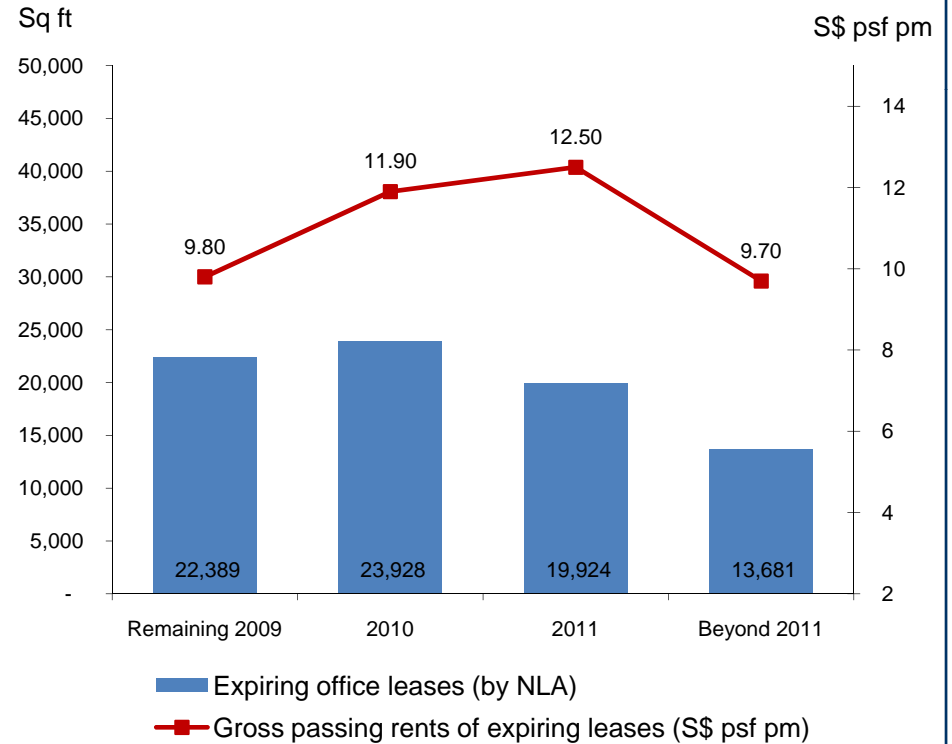
URA 3Q 2009 Island-wide Office Occupancy Index: 87.8%

Wisma Atria Property - Overview

Wisma Atria Retail Expiring Leases and their Average Passing Rents



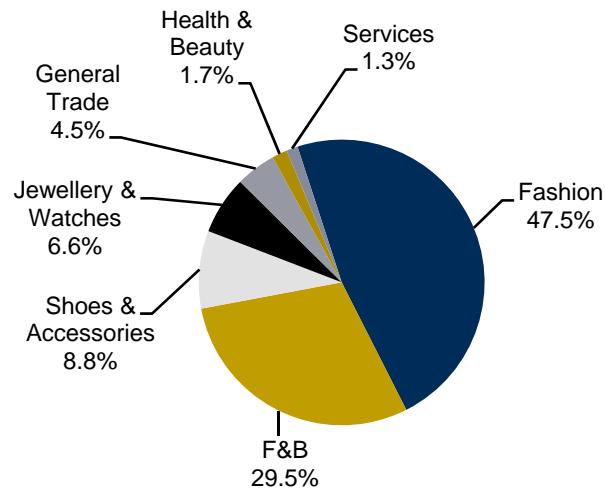
Wisma Atria Office Expiring Leases and their Average Passing Rents



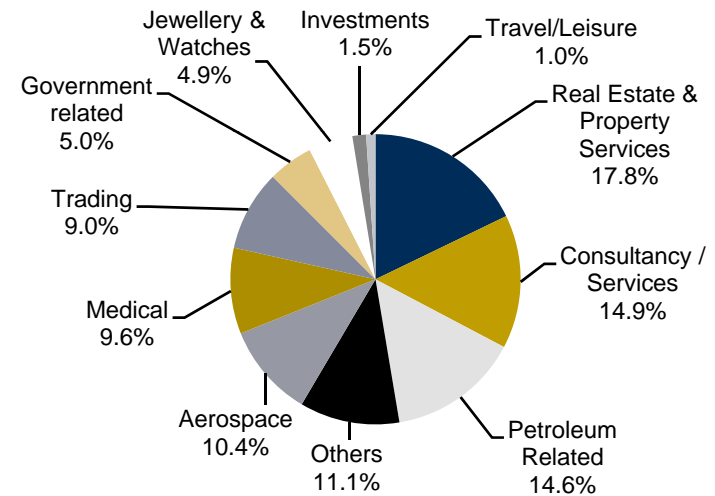
Note: Average passing rent of expiring retail leases is dependent on size and location of space; this chart does not show rental trends

Wisma Atria Property - Diversified tenant base

WA Retail Trade Mix – by % NLA
(as at 30 Sep 2009)



WA Office Trade Mix – by % NLA
(as at 30 Sep 2009)

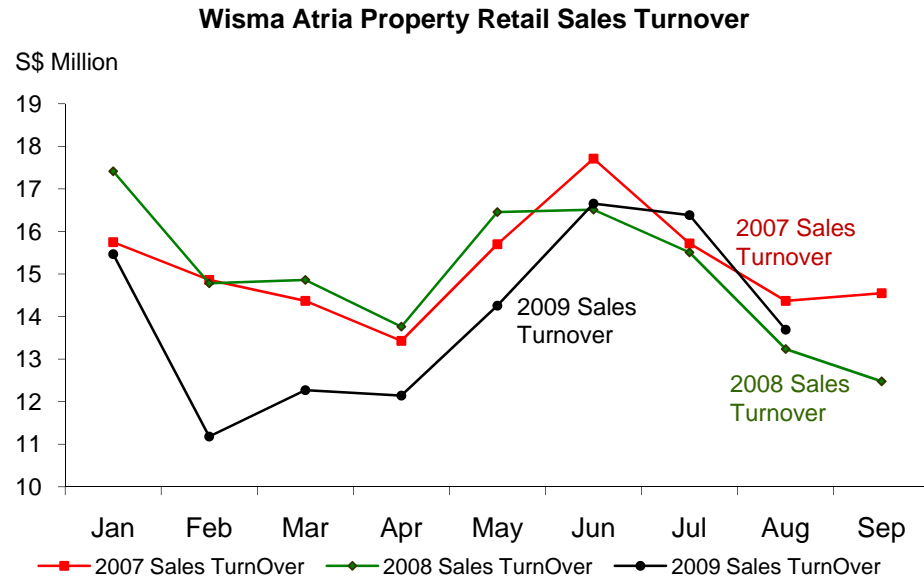
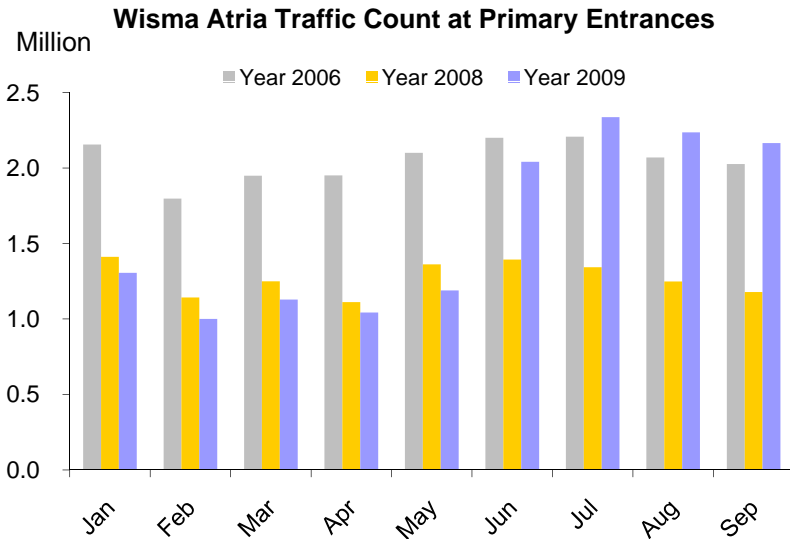


28 Oct 2009



Wisma Atria Property – Traffic and centre sales

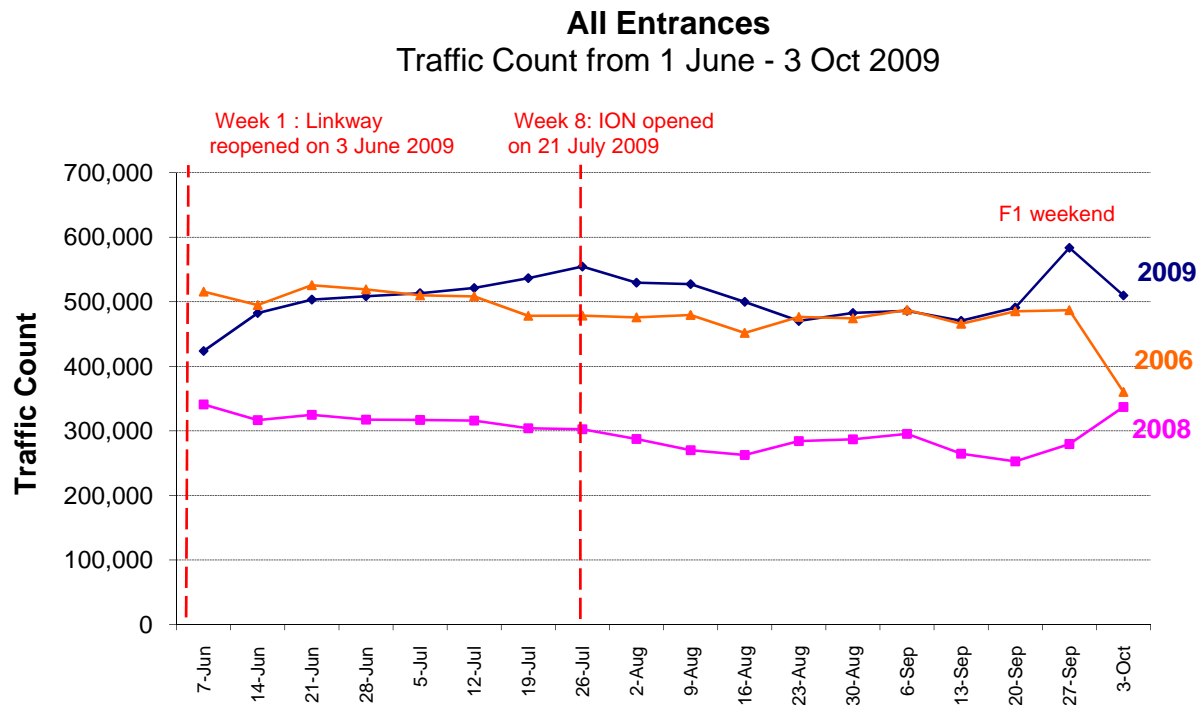
Shopper traffic surpasses pre-linkway closure levels



- ➔ Overall footfall to Wisma Atria in 3Q 2009 increased 80% compared to the same period in 2008 following the re-opening of the basement linkway to the Orchard MRT station and the opening of ION Orchard on 21 July 2009
- ➔ Centre sales have also picked up, surpassing 3Q 2008 levels and reversing declines experienced in the first 6 months of the year

Wisma Atria Property – Basement traffic count

Overall centre traffic is now back to 2006 levels before closure of the basement MRT linkway

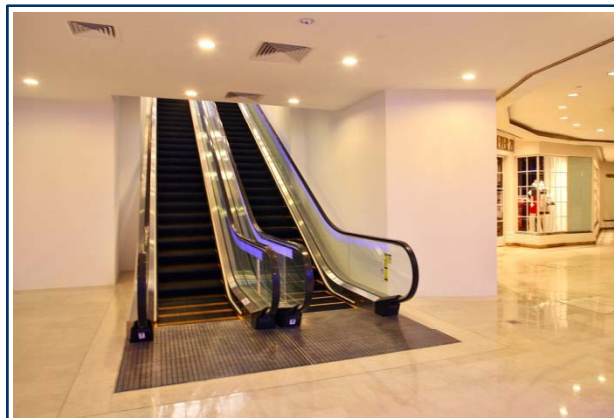


→ Compared to the same period in 2008, total shopper traffic to Wisma Atria jumped 60% between 3 June 2009 (when the basement linkway to the Orchard MRT station re-opened) and 21 July 2009 (when ION Orchard opened). Post 21 July 2009 to-date, total shopper traffic has increased by another 20%.

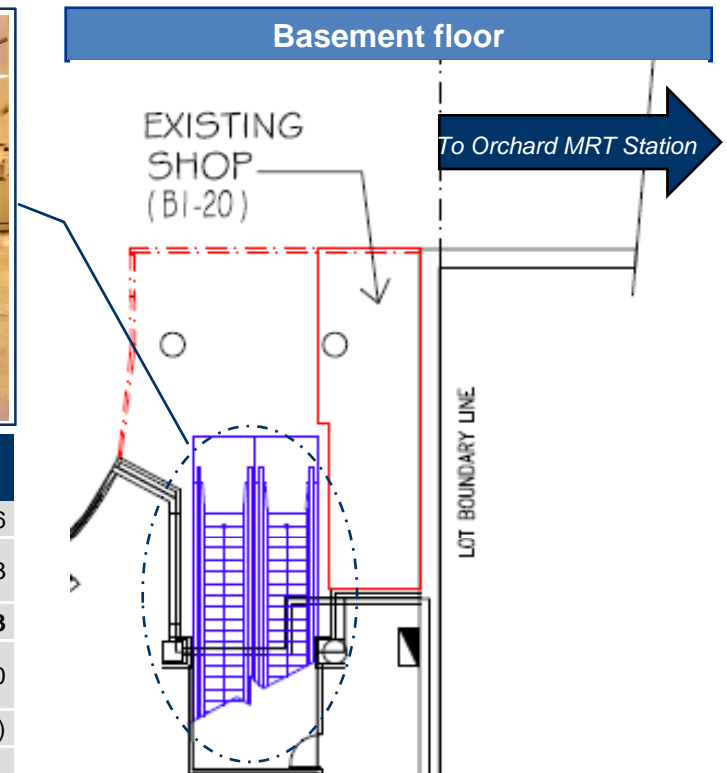
Wisma Atria Property – New lettable area at Basement and Level 1

Removal of new escalators to unlock valuable lettable area following reopening of basement MRT linkway

- ➔ Removal of escalators between basement and Level 1 near GAP after re-opening of the MRT linkway
- ➔ Escalators will be redundant after re-opening of MRT linkway allowing creation of additional lettable area
- ➔ Works have commenced and expected to be completed by October 2009

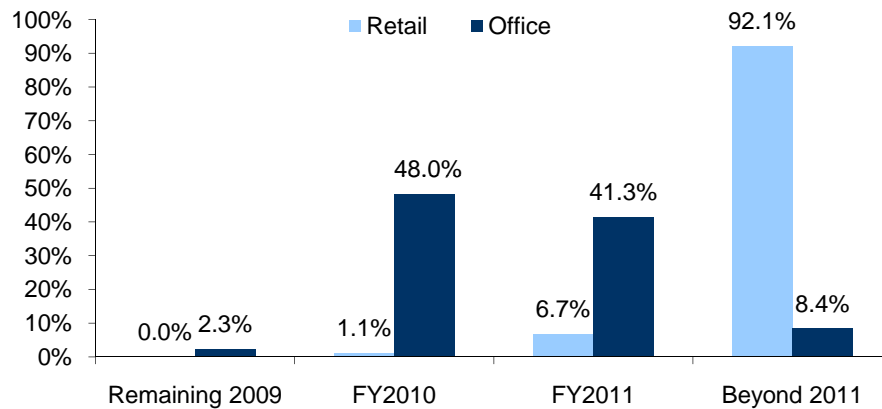


Financial Impact of Asset Enhancement (Estimates only)	S\$'000
Annual Rental Income	566
Annual Expenses (assume 20% expense margin)	113
Incremental Annual NPI	453
Capital value of initiative (assume 5.15% cap rate)	8,800
Less Capital Expenditure	(740)
Increase in capital value (net of investment cost)	8,060
Return on investment pa (%)	61%



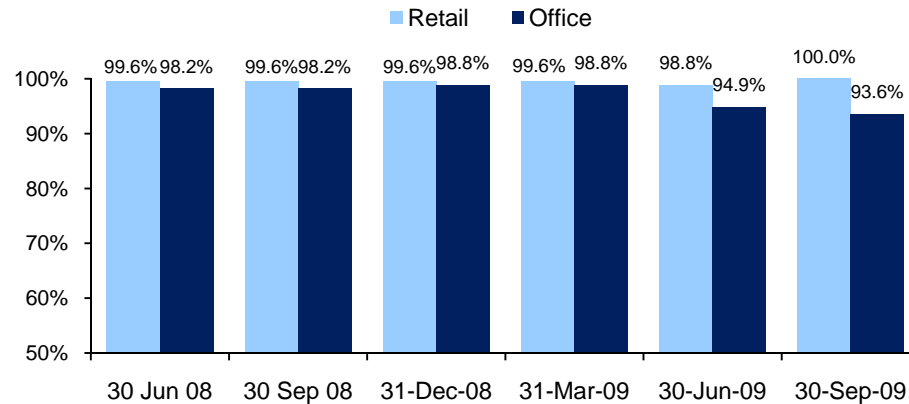
Ngee Ann City Property - Overview

Lease Expiry Schedule (by NLA) as at 30 Sep 2009



- ➔ Weighted average lease term of 2.7 years (by NLA)
 - Retail: 3.48 years; Office 1.26 years
- ➔ Close to full committed occupancy (97.7% by NLA)
 - Retail: 100.0%; Office 93.6%
- ➔ Increasing proportion of Level 5 retail leases structured as base rent plus % GTO from 0% (Dec 05) to 73% (Sep 09) and step-up rents from 0% (Dec 05) to 51% (Sep 09)

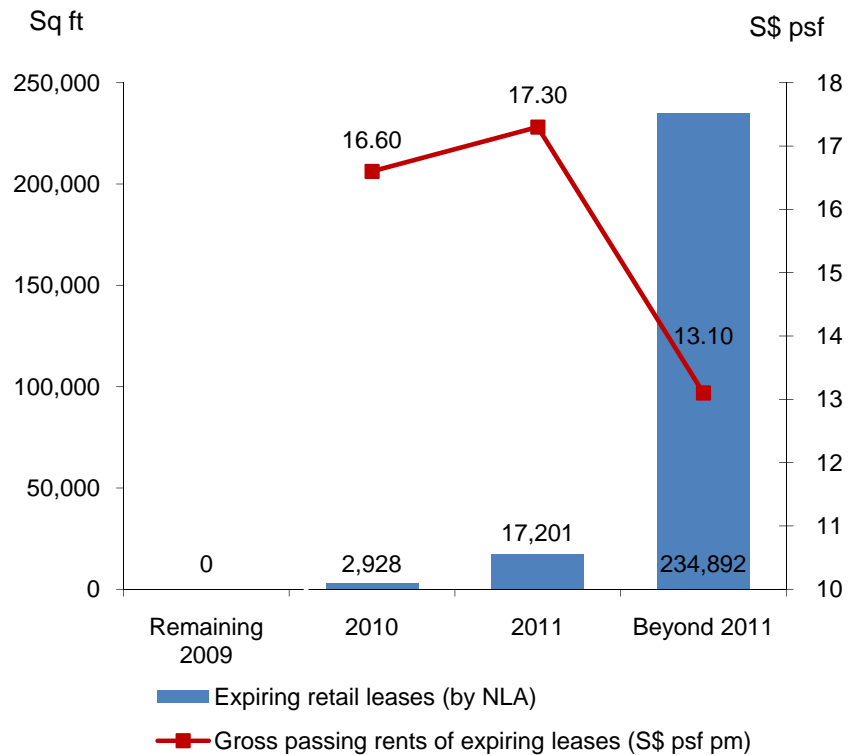
Committed Occupancy Rates



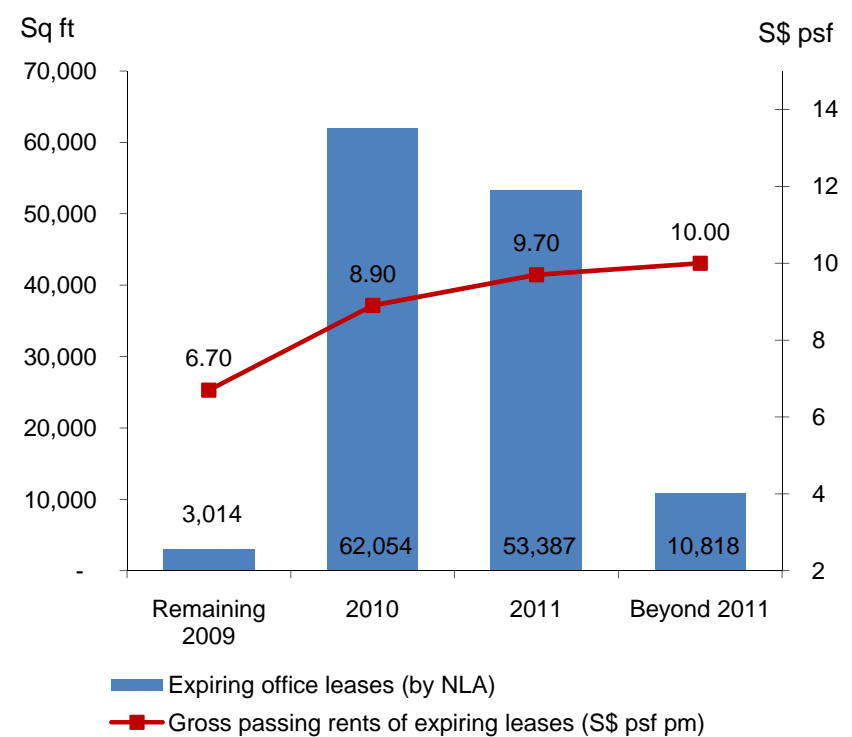
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Ngee Ann City Property - Overview

Ngee Ann City Retail Expiring Leases and their Passing Average Rents



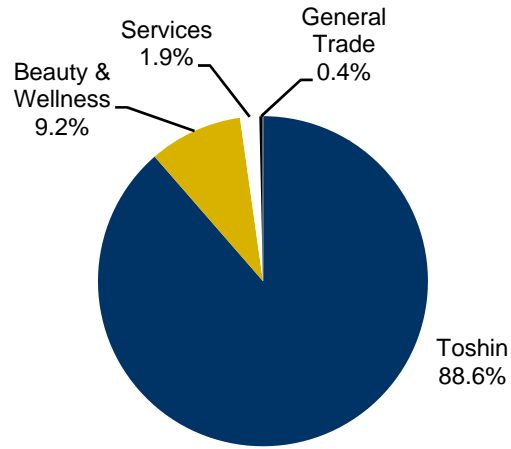
Ngee Ann City Office Expiring Leases and their Passing Average Rents



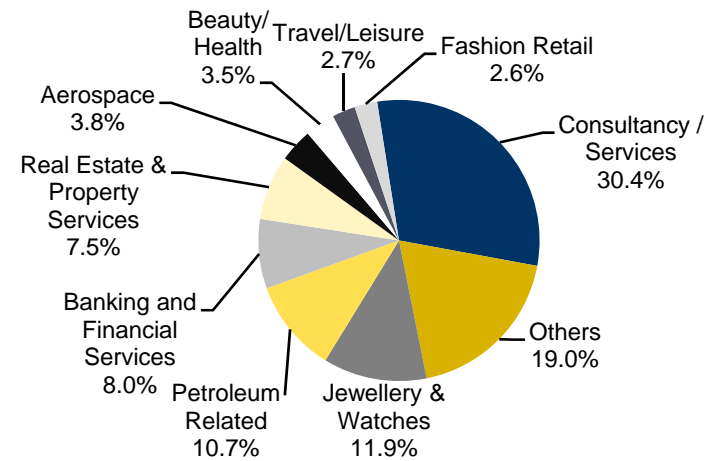
Note: Average passing rent of expiring retail leases is dependent on size and location of space; this chart does not show rental trends

Ngee Ann City - Diversified tenant base

NAC Retail Trade mix – by % NLA
(as at 30 Sep 2009)



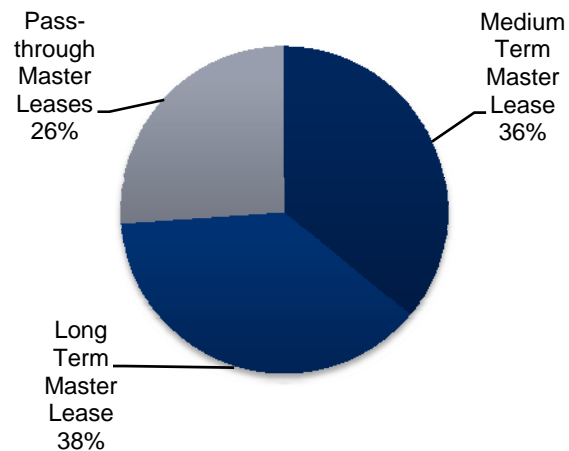
NAC Office Trade Mix – by % NLA
(as at 30 Sep 2009)



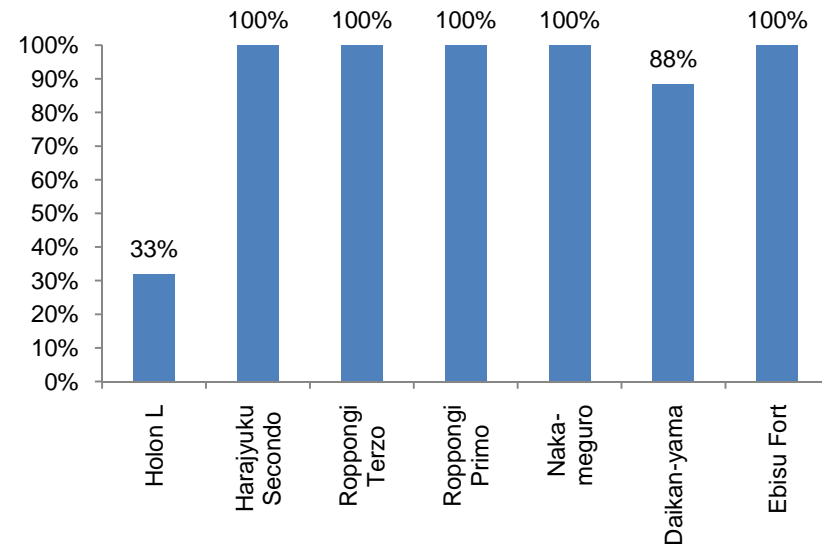
Japan Properties - Overview

- ➔ Weighted average lease term by NLA is 4.0 years
- ➔ Total Japan portfolio occupancy is 92.7%
- ➔ 1 vacant unit (934 sq ft) at Daikanyama and 1 vacant unit (3,254 sq ft) at Holon L
- ➔ Savills Japan actively sourcing suitable tenants for Holon L and Daikanyama
- ➔ Four of the seven properties (74% by NLA) have fixed rent master leases expiring between 2012 and 2016
- ➔ Negotiations are underway to replace master lessee and local property manager to lower tenant concentration risk

Lease Structure (by NLA)



Committed occupancy rates as at 30 Sep 09



- Financial Highlights

- Portfolio Performance Update
 - Singapore
 - Tokyo

→ **Growth Drivers**

Macro drivers

Signs of improving global economy:

- Improvement in credit environment

Signs of improving Singapore economy:

- Strong investor participation in recent fund raising exercises by S'pore companies
- Continued buoyant residential property market
- S'pore economy grew 0.8% (advanced estimates) yoy in 3Q2009; GDP growth forecast upgraded to -2.5% to -2.0% for 2010 from -4% to -6%
- Population hits 5m (Jun 2009), driving consumption growth
- Retail spending back on upward trend



- Orchard Road attracts more than 7m tourists annually*
- About 70% of tourists to Singapore will visit Orchard Road

Micro drivers

Integrated resorts will up the ante on S'pore MICE, retail and entertainment scene:

- Marina Bay Sands will attract the business crowd; Resorts World poised for family visitors
- Gaming, theme parks and theatres - new offerings in region

Renewal of Orchard area:

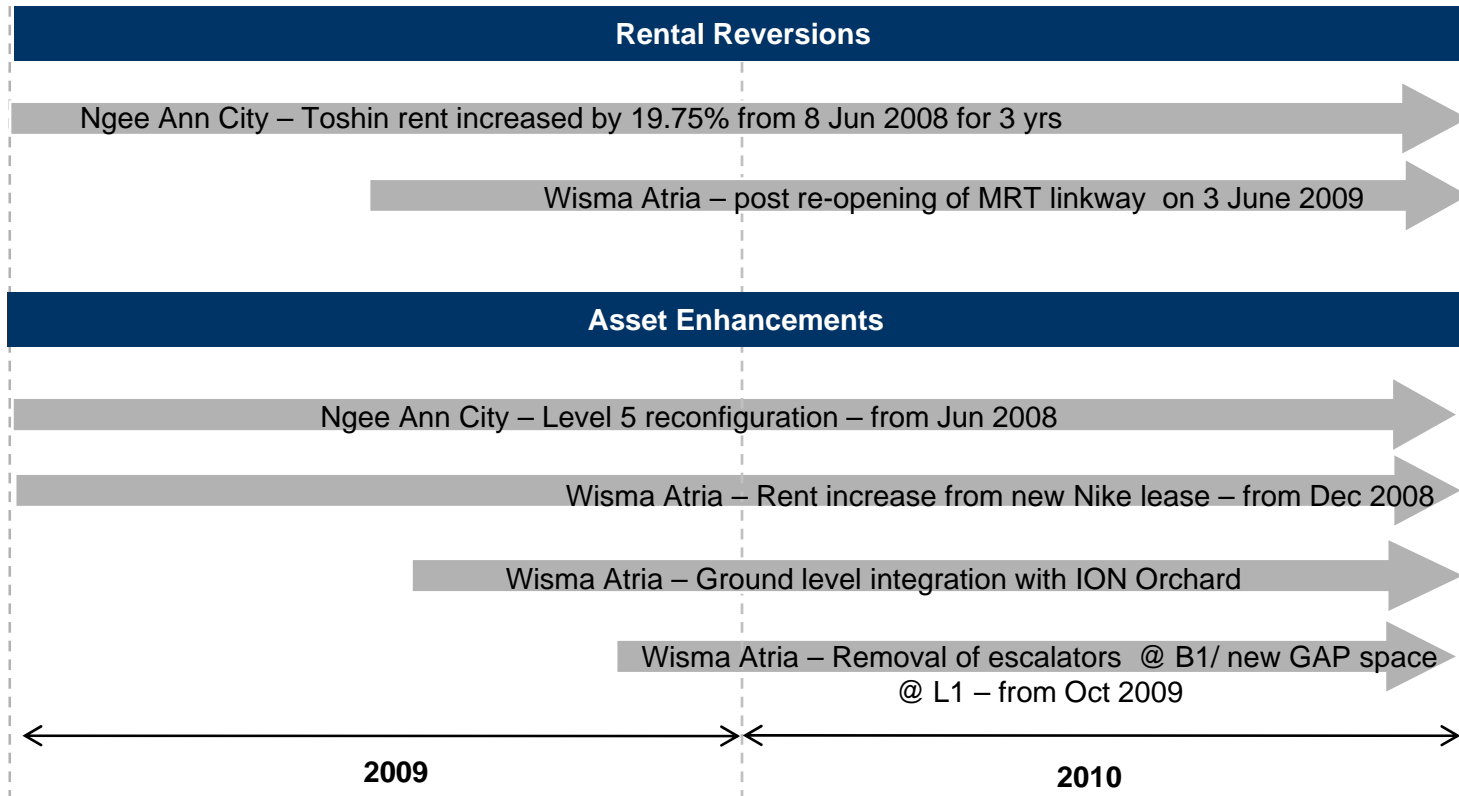
- Orchard Road is most visited tourist destination, attracting 70% of all tourists; tourist arrivals recovering since July 2009
- STB S\$40 million Orchard Road infrastructural refurbishment completed in 2009; sets up steering committee for Tourism Compass 2020 roadmap
- New and refurbished malls all mostly taken up; new brands and concepts add vibrancy
- 19,000* new high-end residence units coming up in core central region (Orchard Rd catchment area) between 2009 and 2013

World class events:

- Formula 1 Singapore Grand Prix;
- Inaugural Youth Olympics Games (2010)
- Great Singapore Sale

* URA website

Growth contributors for 2009 and 2010



Improved financial flexibility after Rights Issue

Proactive Capital Mgt Strategy

- 1 Stronger balance sheet
- 2 Greater financial flexibility
- 3 Potential reduction in gearing is expected to result in:
 - Improved unit prices driven by reduced refinancing pressure
 - Improved credit profile resulting in favorable debt terms to execute strategic acquisitions and/or asset enhancement works

Possible Asset Enhancement

- 1 To revitalise properties ahead of an increasingly challenging retail sector along Orchard Road
- 2 Wisma Atria's plot ratio has not been fully utilised; potential to create additional GFA
- 3 Enhancement of Wisma Atria's Orchard Road frontage to retain competitive advantage over incumbent retail properties

Acquisition Opportunities

- 1 In view of volatile markets and the entry of a strong sponsor in YTL, management believes that there may be attractive acquisition opportunities open to the REIT
 - Property cycle at a low point resulting in relatively attractive cap rates
 - Potential for distressed sellers disposing assets at attractive valuations
- 2 Key markets being explored include:
 - Singapore, China and Japan being existing markets for the REIT
 - Malaysia: Acquisition of established retail space as well as malls with significant asset enhancement potential
 - Australia: Acquisition of established retail / office buildings
 - Developed markets as and where high value opportunities may arise

References used in this presentation

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

CMBS means Commercial Mortgage Backed Securities

DPU means distribution per unit

FY means financial year for the period from 1 January to 31 December

GTO means gross turnover

IPO means initial public offering (Starhill Global REIT was listed on the SGX-ST on 20 September 2005)

NLA means net lettable area

NPI means net property income

pm means per month

psf means per square foot

WA and NAC mean the Wisma Atria Property (74.23% of the total share value of Wisma Atria) and the Ngee Ann City Property (27.23% of the total share value of Ngee Ann City respectively).

All values are expressed in Singapore currency unless otherwise stated

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