



**Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the Second Quarter Ended 30 June 2010**

These financial statements for the quarter from 1 April 2010 to 30 June 2010 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 (formerly known as YTL Pacific Star 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.

On 28 June 2010, Starhill Global REIT completed the acquisition of the Starhill Gallery and Lot 10 Property for a purchase consideration of RM1,030.0 million (approximately S\$444.3 million⁽¹⁾). An aggregate of 173.1 million convertible preferred units ("CPUs") in Starhill Global REIT have been issued to the vendor and/or one or more subsidiaries of Starhill REIT ("CPU Holder(s)") at the issue price of S\$1.00 per CPU to partially fund the purchase consideration, together with RM330.0 million (approximately S\$142.4 million⁽¹⁾) in senior medium-term notes ("Senior MTN") and RM300.0 million (approximately S\$129.4 million⁽¹⁾) in cash.

As at 30 June 2010, 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 seven properties in Tokyo, Japan (the "Japanese 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 Property");
- 100% interest in Starhill Gallery and the Lot 10 Property in Kuala Lumpur, Malaysia (collectively the "Malaysian Properties").

Footnote:

⁽¹⁾ Based on the exchange rate of RM1.00 : S\$0.431 on 28 June 2010.

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SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE THREE MONTHS ENDED 30 JUNE 2010

	Group 01/04/10 to 30/06/10 S\$'000	Group 01/04/09 to 30/06/09 S\$'000	Increase / (Decrease) %
Gross revenue	37,191	33,378	11.4%
Net property income	28,849	26,987	6.9%
Net income available for distribution	18,019	18,790	(4.1%)
Income to be distributed to:			
- CPU Holders	80	-	NM
- Unitholders	17,682	18,351	(3.6%)
Total income to be distributed	17,762	18,351	(3.2%)
	Cents per unit/CPU		
Distribution per unit ("DPU")/per CPU			
<u>CPU Holders</u>			
For the period from 28 to 30 June ⁽¹⁾	0.05	-	NM
Annualised (based on the period ended 30 June)	5.65	-	NM
<u>Unitholders</u>			
For the quarter from 1 April to 30 June	NA	1.90	NM
For the quarter from 1 April to 30 June (restated) ⁽²⁾	0.91	0.95	(4.2%)
Annualised (based on the three months ended 30 June)	3.65	3.81	(4.2%)

DISTRIBUTION DETAILS

Distribution period	1 April 2010 to 30 June 2010
Distribution amount to:	
CPU Holders	0.05 cents per CPU ⁽¹⁾
Unitholders	0.91 cents per unit
Books closure date	3 August 2010
Payment date	27 August 2010

Footnotes:

- ⁽¹⁾ The actual distribution to CPU Holders for the period 28 June 2010 (date of issuance of CPUs) to 30 June 2010 is 0.0465 cents.
- ⁽²⁾ The number of units used to calculate DPU for 2Q 2009 includes 963,724,106 rights units ("Rights Units") issued pursuant to the rights issue completed in August 2009 ("Rights Issue").

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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 (2Q 2010 vs 2Q 2009)

	Notes	Group 01/04/10 to 30/06/10 S\$'000	Group 01/04/09 to 30/06/09 S\$'000	Increase / (Decrease) %	Trust 01/04/10 to 30/06/10 S\$'000	Trust 01/04/09 to 30/06/09 S\$'000	Increase / (Decrease) %
Gross revenue	(a)	37,191	33,378	11.4%	27,925	27,324	2.2%
Maintenance and sinking fund contributions		(1,477)	(1,463)	1.0%	(1,415)	(1,408)	0.5%
Property management fees	(b)	(1,114)	(1,130)	(1.4%)	(834)	(843)	(1.1%)
Property tax	(c)	(3,206)	(1,527)	110.0%	(2,634)	(1,487)	77.1%
Other property expenses	(d)	(2,545)	(2,271)	12.1%	(831)	(972)	(14.5%)
Property expenses		(8,342)	(6,391)	30.5%	(5,714)	(4,710)	21.3%
Net property income		28,849	26,987	6.9%	22,211	22,614	(1.8%)
Finance income		204	1	NM	158	1	NM
Fair value adjustment on security deposits	(e)	24	(183)	NM	620	(166)	NM
Management fees	(f)	(3,122)	(2,619)	19.2%	(3,084)	(2,584)	19.3%
Trust expenses	(g)	(802)	(865)	(7.3%)	(366)	(461)	(20.6%)
Finance expenses	(h)	(7,204)	(5,887)	22.4%	(4,432)	(4,524)	(2.0%)
Non property expenses		(10,900)	(9,553)	14.1%	(7,104)	(7,734)	(8.1%)
Net income before tax		17,949	17,434	3.0%	15,107	14,880	1.5%
Change in fair value of unrealised derivative instruments	(i)	(11,046)	4,743	NM	(10,812)	4,733	NM
Unrealised foreign exchange gain/(loss)		-	-	-	8,194	(3,846)	NM
Change in fair value of investment properties	(j)	-	(134,039)	NM	-	(113,577)	NM
Total return for the period before tax and distribution		6,903	(111,862)	NM	12,489	(97,810)	NM
Income tax expense	(k)	(672)	(2,301)	(70.8%)	-	-	-
Total return for the period after tax, before distribution		6,231	(114,163)	NM	12,489	(97,810)	NM
Non-tax deductible items and other adjustments	(l)	11,788	132,953	(91.1%)	5,530	116,600	(95.3%)
Income available for distribution		18,019	18,790	(4.1%)	18,019	18,790	(4.1%)

Footnotes:

- Gross revenue comprises gross rent and other revenue earned from investment properties, including turnover rent. The increase in gross revenue for the Group was mainly due to the revenue contributed by the recently acquired David Jones Building Property, partially offset by the decrease in revenue from Singapore Properties' office component. Revenue from overseas properties accounted for approximately 25% (2009: 18%) of total gross revenue for the three months ended 30 June 2010.
- Property management fees comprise mainly 3.0% per annum and 1.8% per annum of the gross revenue from Singapore Properties and Japanese Properties respectively, and 0.8% per annum of gross sales of Renhe Spring Zongbei Property.
- The increase in property tax expense for the three months ended 30 June 2010 was mainly due to the expiry of property tax rebates granted by the Singapore government on Singapore Properties in 2009, and property tax expenses of David Jones Building Property during the period.
- Other property expenses for the period are higher mainly due to an increase in advertising and promotion expenses of Renhe Spring Zongbei Property and operating expenses incurred by David Jones Building Property for the three months ended 30 June 2010.

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- (e) Being change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard ("FRS") 39.
- (f) Management fees consist of the base fee, which is calculated based on 0.5% per annum of the value of the trust property. The higher fee for the three months ended 30 June 2010 is in line with the higher average value of the trust property for the quarter.
- (g) The decrease in trust expenses are mainly due to lower trust expenses incurred by the Group in relation to its Singapore and overseas properties offset by the trust expenses incurred by David Jones Building Property during the period.
- (h) Finance expenses are higher for the period mainly due to the interest incurred on the term loan taken up in relation to the acquisition of David Jones Building Property.
- (i) Represents mainly the change in fair value of cross currency swaps which were entered into in relation to the acquisition of Japanese Properties. The unrealised loss on the cross currency swaps was largely offset by an increase in the value of Japanese Properties due to a strengthening in foreign currency exchange rates for the three months ended 30 June 2010.
- (j) The Singapore Properties were revalued at S\$1,683.4 million by Savills (Singapore) Pte Ltd as at 15 June 2009 resulting in a revaluation loss of S\$113.6 million for the three months ended 30 June 2009. The Japanese Properties and Renhe Spring Zongbei Property were also independently revalued at Yen12.5 billion (S\$185.6 million) and RMB402 million (S\$85.6 million) as at 15 June 2009 by Real Link K.K and DTZ Debenham Tie Leung Limited respectively, resulting in additional net revaluation losses totaling S\$20.4 million for the three months ended 30 June 2009.
- (k) Income tax expense includes withholding tax, income tax and deferred tax provided for in relation to the overseas properties. The higher tax expense in the previous period is mainly due to deferred tax provided in relation to the revaluation gain on Renhe Spring Zongbei Property for the three months ended 30 June 2009.
- (l) See details in the distribution statement below.

Distribution Statement (2Q 2010 vs 2Q 2009)

	Group 01/04/10 to 30/06/10	Group 01/04/09 to 30/06/09	Increase / (Decrease)	Trust 01/04/10 to 30/06/10	Trust 01/04/09 to 30/06/09	Increase / (Decrease)
Notes	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Total return after tax, before distribution	6,231	(114,163)	NM	12,489	(97,810)	NM
Non-tax deductible/(chargeable) items:	11,788	132,953	(91.1%)	5,530	116,600	(95.3%)
Management fees paid/payable in units (m)	-	1,322	NM	-	1,322	NM
Finance costs (n)	272	357	(23.8%)	744	809	(8.0%)
Sinking fund contribution	294	292	0.7%	294	292	0.7%
Depreciation	51	51	-	51	51	-
Change in fair value of unrealised derivative instruments	11,046	(4,743)	NM	10,812	(4,733)	NM
Change in fair value of investment properties	-	134,039	NM	-	113,577	NM
Deferred income tax	69	1,746	(96.0%)	-	-	-
Unrealised foreign exchange (gain) / loss	-	-	-	(8,194)	3,846	NM
Other items (o)	56	(111)	NM	(44)	446	NM
Net overseas income not distributed to the Trust, net of amount received	-	-	-	1,867	990	88.6%
Income available for distribution	18,019	18,790	(4.1%)	18,019	18,790	(4.1%)
Income to be distributed to:						
- CPU Holders (p)	80	-	NM	80	-	NM
- Unitholders (q)	17,682	18,351	(3.6%)	17,682	18,351	(3.6%)
Total income to be distributed	17,762	18,351	(3.2%)	17,762	18,351	(3.2%)

Footnotes:

- (m) The Manager has elected to receive 100% of its base management fees in cash for the year ending 31 December 2010. There are no fees payable in units for the three months ended 30 June 2010.

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- (n) Finance costs include mainly amortisation of upfront costs relating to refinancing.
- (o) Other items include mainly trustee's fee, fair value adjustment on security deposits, straight-line rental adjustments and other non-tax deductible costs.
- (p) 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.
- (q) Approximately S\$0.3 million of income available for distribution has been retained by the Group for the three months ended 30 June 2010 to satisfy certain legal reserve requirements in China and for CPU distribution.

NM – Not Meaningful

Financial Statements Announcement For The Second Quarter Ended 30 June 2010

Statement of Total Return and Distribution (YTD Jun 2010 vs YTD Jun 2009)

	Notes	Group	Group	Increase /	Trust	Trust	Increase /
		01/01/10 to 30/06/10 S\$'000	01/01/09 to 30/06/09 S\$'000	(Decrease) %	01/01/10 to 30/06/10 S\$'000	01/01/09 to 30/06/09 S\$'000	(Decrease) %
Gross revenue	(a)	74,813	67,703	10.5%	56,332	54,847	2.7%
Maintenance and sinking fund contributions		(2,955)	(2,930)	0.9%	(2,830)	(2,816)	0.5%
Property management fees	(b)	(2,275)	(2,308)	(1.4%)	(1,681)	(1,694)	(0.8%)
Property tax	(c)	(6,287)	(3,307)	90.1%	(5,238)	(2,979)	75.8%
Other property expenses	(d)	(5,309)	(5,118)	3.7%	(1,854)	(2,489)	(25.5%)
Property expenses		(16,826)	(13,663)	23.2%	(11,603)	(9,978)	16.3%
Net property income		57,987	54,040	7.3%	44,729	44,869	(0.3%)
Finance income		471	9	NM	354	2	NM
Fair value adjustment on security deposits	(e)	(4)	(362)	(98.9%)	579	(276)	NM
Management fees	(f)	(6,082)	(5,290)	15.0%	(6,001)	(5,195)	15.5%
Trust expenses	(g)	(1,679)	(1,708)	(1.7%)	(785)	(1,052)	(25.4%)
Finance expenses	(h)	(14,038)	(11,780)	19.2%	(8,804)	(8,961)	(1.8%)
Non property expenses		(21,332)	(19,131)	11.5%	(14,657)	(15,482)	(5.3%)
Net income before tax		36,655	34,909	5.0%	30,072	29,387	2.3%
Change in fair value of unrealised derivative instruments	(i)	(8,787)	2,411	NM	(8,162)	2,383	NM
Unrealised foreign exchange gain/(loss)		-	-	-	6,224	(8,518)	NM
Change in fair value of investment properties	(j)	-	(134,039)	NM	-	(113,577)	NM
Total return for the period before tax and distribution		27,868	(96,719)	NM	28,134	(90,325)	NM
Income tax expense	(k)	(1,446)	(2,949)	(51.0%)	-	-	-
Total return for the period after tax, before distribution		26,422	(99,668)	NM	28,134	(90,325)	NM
Non-tax deductible items and other adjustments	(l)	10,327	137,537	(92.5%)	8,615	128,194	(93.3%)
Income available for distribution		36,749	37,869	(3.0%)	36,749	37,869	(3.0%)

Footnotes:

- Gross revenue comprises gross rent and other revenue earned from investment properties, including turnover rent. The increase in gross revenue for the Group was mainly due to the revenue contributed by the recently acquired David Jones Building Property, partially offset by the decrease in revenue from the Singapore Properties' office component and Japanese Properties. Revenue from overseas properties accounted for approximately 25% (2009: 19%) of total gross revenue for the six months ended 30 June 2010.
- Property management fees comprise mainly 3% per annum and 1.8% per annum of the gross revenue from Singapore Properties and Japanese Properties respectively, and 0.8% per annum of gross sales of Renhe Spring Zongbei Property.
- The increase in property tax expense for the six months ended 30 June 2010 was mainly due to the expiry of property tax rebates granted by the Singapore government on Singapore Properties in 2009 and property tax expenses of David Jones Building Property during the period.
- Other property expenses for the period are higher mainly due to an increase in advertising and promotion expenses of Renhe Spring Zongbei Property and other operating expenses incurred by David Jones Building Property offset by decrease in operating expenses in Singapore Properties for the six months ended 30 June 2010.
- Being change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard ("FRS") 39.

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- (f) Management fees consist of the base fee, which is calculated based on 0.5% per annum of the value of the trust property. The higher fee for the six months ended 30 June 2010 is in line with the higher average value of the trust property for the period.
- (g) The decrease in trust expenses are mainly due to lower trust expenses incurred by the Group in relation to its Singapore and overseas properties offset by the trust expenses incurred by David Jones Building Property during the period.
- (h) Finance expenses are higher for the period mainly due to the interest incurred on the term loan taken up in relation to the acquisition of David Jones Building Property.
- (i) Represents mainly the change in fair value of cross currency swaps which were entered into in relation to the acquisition of Japanese Properties. The unrealised loss on the cross currency swaps was largely offset by an increase in value of Japanese Properties due to a strengthening in foreign currency exchange rates for the six months ended 30 June 2010.
- (j) The Singapore Properties were revalued at S\$1,683.4 million by Savills (Singapore) Pte Ltd as at 15 June 2009 resulting in a revaluation loss of S\$113.6 million for the three months ended 30 June 2009. The Japanese Properties and Renhe Spring Zongbei Property were also independently revalued at Yen12.5 billion (S\$185.6 million) and RMB402 million (S\$85.6 million) as at 15 June 2009 by Real Link K.K and DTZ Debenham Tie Leung Limited respectively, resulting in additional net revaluation losses totaling S\$20.4 million for the six months ended 30 June 2009.
- (k) Income tax expense includes withholding tax, income tax and deferred tax provided for in relation to the overseas properties. The higher tax expense in the previous period is mainly due to deferred tax in relation to the revaluation gain on Renhe Spring Zongbei Property for the six months ended 30 June 2009.
- (l) See details in the distribution statement below.

Distribution Statement (YTD Jun 2010 vs YTD Jun 2009)

	Notes	Group 01/01/10 to 30/06/10 S\$'000	Group 01/01/09 to 30/06/09 S\$'000	Increase / (Decrease) %	Trust 01/01/10 to 30/06/10 S\$'000	Trust 01/01/09 to 30/06/09 S\$'000	Increase / (Decrease) %
Total return after tax, before distribution		26,422	(99,668)	NM	28,134	(90,325)	NM
Non-tax deductible/(chargeable) items:		10,327	137,537	(92.5%)	8,615	128,194	(93.3%)
Management fees paid/payable in units	(m)	-	2,659	NM	-	2,659	NM
Finance costs	(n)	610	696	(12.4%)	1,554	1,597	(2.7%)
Sinking fund contribution		587	583	0.7%	587	583	0.7%
Depreciation		102	102	-	102	102	-
Change in fair value of unrealised derivative instruments		8,787	(2,411)	NM	8,162	(2,384)	NM
Change in fair value of investment properties		-	134,039	NM	-	113,577	NM
Deferred income tax		182	1,784	(89.8%)	-	-	-
Unrealised foreign exchange loss/(gain)		-	-	-	(6,224)	8,518	NM
Other items	(o)	59	85	(30.6%)	460	1,138	(59.6%)
Net overseas income not distributed to the Trust, net of amount received		-	-	-	3,974	2,404	65.3%
Income available for distribution		36,749	37,869	(3.0%)	36,749	37,869	(3.0%)
Income to be distributed to:							
- CPU Holders	(p)	80	-	NM	80	-	NM
- Unitholders	(q)	36,066	36,374	(0.8%)	36,066	36,374	(0.8%)
Total income to be distributed		36,146	36,374	(0.6%)	36,146	36,374	(0.6%)

Footnotes:

- (m) The Manager has elected to receive 100% of its base management fees in cash for the year ending 31 December 2010. There are no fees payable in units for the six months ended 30 June 2010.
- (n) Finance costs include mainly amortisation of upfront costs relating to refinancing.

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- (o) Other items include mainly trustee's fee, fair value adjustment on security deposits, straight-line rental adjustments and other non-tax deductible costs.
- (p) 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.
- (q) Approximately S\$0.6 million of income available for distribution has been retained by the Group for the six months ended 30 June 2010 to satisfy certain legal reserve requirements in China, for working capital and capital expenditure purposes, and for CPU distribution.

NM – Not Meaningful

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

Balance Sheet as at 30 June 2010

	Notes	Group 30/06/10 S\$'000	Group 31/12/09 S\$'000	Trust 30/06/10 S\$'000	Trust 31/12/09 S\$'000
Non-current assets					
Investment properties	(a)	2,582,694	1,981,786	1,714,230	1,714,230
Plant and equipment		717	638	288	390
Interests in subsidiaries		-	-	620,341	226,341
Intangible asset	(b)	11,584	11,678	-	-
Derivative financial instruments	(c)	755	448	235	448
Trade and other receivables	(d)	1,384	16,488	1,384	16,488
		2,597,134	2,011,038	2,336,478	1,957,897
Current assets					
Trade and other receivables	(d)	19,110	3,370	6,376	3,212
Cash and cash equivalents	(e)	117,166	297,937	68,432	270,319
		136,276	301,307	74,808	273,531
Total assets		2,733,410	2,312,345	2,411,286	2,231,428
Non-current liabilities					
Trade and other payables	(f)	22,473	16,411	15,713	15,293
Derivative financial instruments	(c)	50,144	41,685	50,146	41,696
Deferred tax liabilities	(g)	18,643	18,440	-	-
Borrowings	(h)	267,539	50,133	-	-
		358,799	126,669	65,859	56,989
Current liabilities					
Trade and other payables	(f)	48,634	29,161	17,596	16,782
Income tax payable		1,227	573	-	-
Borrowings	(h)	570,723	569,414	569,546	568,239
		620,584	599,148	587,142	585,021
Total liabilities		979,383	725,817	653,001	642,010
Net assets		1,754,027	1,586,528	1,758,285	1,589,418
Represented by:					
Unitholders' funds		1,580,582	1,586,528	1,584,840	1,589,418
Convertible preferred units (CPU)	(i)	173,445	-	173,445	-
		1,754,027	1,586,528	1,758,285	1,589,418

Footnotes:

- (a) Investment properties have increased largely due to the acquisition of David Jones Building Property and Malaysian Properties (both including transaction costs) during the current period.
- (b) Intangible asset represents goodwill on acquisition of Top Sure Investment Limited in August 2007. The company owns, through its wholly owned subsidiary, Renhe Spring Zongbei Property.

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(c) Derivative financial instruments include the fair value of the interest rate swaps, interest rate caps, cross currency swaps and foreign currency contracts entered into in relation to the acquisition of the Group's overseas properties. The increase in the non-current derivative liabilities as at 30 June 2010 is mainly due to unrealised loss on the cross currency swaps entered into in relation to Japanese Properties.

(d) The decrease in the non-current portion of trade and other receivables relates mainly to the S\$14.8 million deposit paid in November 2009 for the acquisition of David Jones Building Property, which has been reclassified to investment properties upon the completion of the acquisition in January 2010.

The increase in the current portion of trade and other receivables relates mainly to the outstanding receivables arising from member card sales of Renhe Spring Zongbei Property for the month of June 2010 which had been fully settled subsequently, a RM15 million (S\$6.5 million) retention sum receivable in the event that the vendor of the Malaysian Properties does not submit the strata title application for Starhill Gallery in accordance with the Sale & Purchase agreement and other receivables of David Jones Building Property.

(e) The decrease in cash and cash equivalents is due largely to the settlement of the cash portion of the purchase consideration for acquisition of David Jones Building Property and Malaysian Properties during the current period.

(f) The increase in the non-current portion of trade and other payables relates mainly to the inclusion of security deposit paid from the master tenant of Malaysian Properties.

The increase in the current portion of trade and other payables is mainly due to outstanding payables to the concessionaires of Renhe Spring Zongbei Property for the month of June 2010, RM15 million (S\$6.5 million) retention sum withheld from the vendor of Malaysian Properties, and the payables of David Jones Building Property.

(g) Deferred tax liabilities are mainly in respect to Renhe Spring Zongbei Property and have been estimated on the basis of asset sale at the current book value.

(h) Borrowings include a S\$380 million term loan, a S\$190 million term loan, a Yen3.1 billion (S\$48.9 million) Japan bond, a RMB23.7 million (S\$5.1 million) loan payable to a third party property vendor in China, a A\$63 million (S\$75.3 million) term loan taken up for the acquisition of David Jones Building Property in January 2010 and RM330 million (S\$142.2 million) of Senior MTN issued to partially fund the acquisition of Malaysian Properties in June 2010.

(i) Represents the value of the CPU issued to partially fund the acquisition of Malaysian Properties, net of capitalised costs incurred directly attributable to the CPU issue accrued as at end of period. 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 30/06/10 S\$'000	Group 31/12/09 S\$'000	Trust 30/06/10 S\$'000	Trust 31/12/09 S\$'000
Secured borrowings	(a)				
Amount repayable within one year		570,000	570,000	570,000	570,000
Amount repayable after one year		217,489	-	-	-
		787,489	570,000	570,000	570,000
Unsecured borrowings	(b)				
Amount repayable within one year		1,177	1,175	-	-
Amount repayable after one year		52,791	50,797	-	-
Total borrowings		841,457	621,972	570,000	570,000
Less: Unamortised loan acquisition expenses		(3,195)	(2,425)	(454)	(1,761)
Total borrowings		838,262	619,547	569,546	568,239

Footnotes:

(a) Secured

The Group has in place a secured term loan of S\$380 million with a tenure of five years (maturing on 20 September 2010) (the "Senior Facility"), a two-year term loan of S\$190 million (maturing on 10 September 2010) and a two-year RCF of S\$30 million (maturing on 10 September 2010) (the "Junior Facility"). There is no amount outstanding on the RCF as at 30 June 2010. In July 2010, the final maturity of the Junior Facility has been extended to 20 September 2010.

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The Group has refinanced S\$123 million of its S\$570 million of secured debt maturing in September 2010, with an unsecured five-year fixed-rate medium term notes of S\$124 million issued in July 2010. The balance of the debt will be refinanced through term loan facilities. HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Starhill Global REIT) has in July 2010 entered into a facility agreement with a syndicate of five banks for three-year facilities of S\$496 million (including a S\$50 million revolving credit facility for working capital purposes), secured on Ngee Ann City Property.

The Senior Facility and the Junior Facility are secured on the following:

- (i) A first and second legal mortgage on the Singapore Properties respectively;
- (ii) A first and second fixed charge over the Trust's rental collection, current and fixed deposit accounts respectively;
- (iii) A first and second assignment of the Trust's rights, title and interest in the property management agreement, tenancy documents and proceeds and insurance policies in relation to the Singapore Properties respectively; and
- (iv) A first and second fixed and floating charge over the assets of the Trust in relation to the Singapore Properties, agreements and collateral, as required by the financial institution granting the facilities respectively.

The Group has obtained a three-year term loan of A\$63 million (S\$75.3 million) for the acquisition of David Jones Building Property in January 2010. The loan is repayable on 18 January 2013 and secured by a fixed and floating charge over all the assets of SG REIT (WA) Trust, a wholly-owned subsidiary of the Group and a mortgage over David Jones Building Property.

In June 2010, the Group acquired the Malaysian Properties through an asset-backed securitisation structure. 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\$142.2 million) of Senior MTN to partially fund the acquisition of the Malaysian Properties. The Senior MTN have an expected maturity date of 5 years and legal maturity date of 6.5 years, and are secured, inter alia by a fixed and floating charge over all the assets of Ara Bintang Berhad.

(b) Unsecured

The Group has a five-year bond facility of Yen3.1 billion (S\$48.9 million) maturing in May 2012, which was used to partially finance the acquisition of Japanese Properties. Whilst no security has been pledged, the bondholders have a statutory preferred right, under Japanese Asset Liquidation Law, to receive payment of all obligations under the bonds prior to other creditors out of the assets of the issuer.

The Group also has a loan of RMB28.6 million from a third party, which was assumed as part of the acquisition of Renhe Spring Zongbei Property. The carrying amount of RMB23.7 million (S\$5.1 million) represents the discounted value of the RMB28.6 million loan, which is interest-free and repayable in equal and annual instalments. The final instalment is due in August 2014.

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1(c) Consolidated cash flow statement (2Q 2010 vs 2Q 2009) and (YTD Jun 2010 vs YTD Jun 2009)

	Group 01/04/10 to 30/06/10 S\$'000	Group 01/04/09 to 30/06/09 S\$'000	Group 01/01/10 to 30/06/10 S\$'000	Group 01/01/09 to 30/06/09 S\$'000
Operating activities				
Total return for the period before tax and distribution	6,903	(111,862)	27,868	(96,719)
Adjustments for				
Finance income	(204)	(1)	(471)	(9)
Fair value adjustment on security deposits	(24)	183	4	362
Depreciation	85	55	158	110
Management fees paid / payable in units	-	1,322	-	2,659
Finance expense	7,204	5,887	14,038	11,780
Change in fair value of unrealised derivative instruments	11,046	(4,743)	8,787	(2,411)
Change in fair value of investment properties	-	134,039	-	134,039
Operating income before working capital changes	25,010	24,880	50,384	49,811
Changes in working capital:				
Trade and other receivables	2,180	(486)	(4,900)	(4,922)
Trade and other payables	10,354	685	17,211	(540)
Income tax refunded / (paid)	174	258	(461)	(906)
Cash generated from operating activities	37,718	25,337	62,234	43,443
Investing activities				
Net cash outflows on purchase of investment properties ⁽¹⁾	(270,059)	-	(410,065)	-
Purchase of plant and equipment	(4)	(15)	(235)	(16)
Capital expenditure on investment properties	-	(80)	-	(272)
Interest received on deposits	214	1	561	9
Cash flows from investing activities	(269,849)	(94)	(409,739)	(279)
Financing activities				
Borrowing costs paid	(10,030)	(5,549)	(18,625)	(10,163)
Proceeds from borrowings ⁽²⁾	142,344	17,695	222,495	34,049
Repayment of borrowings	-	(17,895)	-	(34,316)
Distributions paid to Unitholders	(18,384)	(18,022)	(37,155)	(35,797)
Cash flows from financing activities	113,930	(23,771)	166,715	(46,227)
Net decrease / (increase) in cash and cash equivalents	(118,201)	1,472	(180,790)	(3,063)
Cash and cash equivalents at the beginning of the period	235,193	28,837	297,937	32,704
Effects of exchange rate differences on cash	174	(922)	19	(254)
Cash and cash equivalents at the end of the period	117,166	29,387	117,166	29,387

⁽¹⁾ Net cash outflows in 2Q 2010 on the acquisition of Malaysian Properties include transaction costs paid, but exclude the CPU portion (non-cash) of the purchase consideration.

Net cash outflows in 1Q 2010 on the acquisition of David Jones Building Property include acquisition costs paid, but exclude a deposit of S\$14.8 million which was paid in November 2009.

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⁽²⁾ Increase during the current period is mainly due to the issuance of five-year fixed-rate and secured Senior MTN to partially fund the acquisition of Malaysian Properties in June 2010 and a three-year term loan obtained for the acquisition of David Jones Building Property in January 2010.

Significant non-cash transaction

173.1 million of CPU (valued at S\$174.7 million) in Starhill Global REIT were issued at S\$1.00 per CPU in the current period as part of the consideration for the acquisition of Malaysian Properties in June 2010.

1(d) (i) Statement of movements in Unitholders' Funds (2Q 2010 vs 2Q 2009)

	Notes	Group 01/04/10 to 30/06/10 S\$'000	Group 01/04/09 to 30/06/09 S\$'000	Trust 01/04/10 to 30/06/10 S\$'000	Trust 01/04/09 to 30/06/09 S\$'000
Unitholders' funds at the beginning of the period		1,586,660	1,379,728	1,586,292	1,364,068
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	6,231	(114,163)	12,489	(97,810)
Increase/(Decrease) in Unitholders' funds resulting from operations		6,231	(114,163)	12,489	(97,810)
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(6,562)	(4,385)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		8,194	(3,846)	-	-
Net gain/(loss) recognised directly in Unitholders' funds	(b)	1,632	(8,231)	-	-
Unitholders' transactions					
Creation of units:					
- Management fees payable in units		-	1,322	-	1,322
- Acquisition fee payable in units	(c)	4,443	-	4,443	-
Distribution to Unitholders		(18,384)	(18,022)	(18,384)	(18,022)
Decrease in Unitholders' funds resulting from Unitholders' transactions		(13,941)	(16,700)	(13,941)	(16,700)
Unitholders' funds at the end of the period		1,580,582	1,240,634	1,584,840	1,249,558

Footnotes:

- (a) Change in Unitholders' funds resulting from operations for the three months ended 30 June 2010, includes unrealised loss on derivative instruments of S\$11.0 million.
- (b) The movement in foreign currency translation reserve relates to the exchange differences arising on the translation of foreign controlled entities and intercompany loans that form part of the Group's net investment in the foreign entities.
- (c) Acquisition fee of 1.0% of the purchase consideration in connection with the acquisition of Malaysian Properties has been accrued and payable to the Manager in units at end of the period.

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1(d) (i) Statement of movements in Unitholders' Funds (YTD Jun 2010 vs YTD Jun 2009)

	Notes	Group 01/01/10 to 30/06/10 S\$'000	Group 01/01/09 to 30/06/09 S\$'000	Trust 01/01/10 to 30/06/10 S\$'000	Trust 01/01/09 to 30/06/09 S\$'000
Unitholders' funds at the beginning of the period		1,586,528	1,383,538	1,589,418	1,373,021
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	26,422	(99,668)	28,134	(90,325)
Increase/(Decrease) in Unitholders' funds resulting from operations		26,422	(99,668)	28,134	(90,325)
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(5,880)	(1,580)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		6,224	(8,518)	-	-
Net gain/(loss) recognised directly in Unitholders' funds	(b)	344	(10,098)	-	-
Unitholders' transactions					
Creation of units:					
- Management fees paid in units		-	1,337	-	1,337
- Management fees payable in units		-	1,322	-	1,322
- Acquisition fee payable in units	(c)	4,443	-	4,443	-
Distribution to Unitholders		(37,155)	(35,797)	(37,155)	(35,797)
Decrease in Unitholders' funds resulting from Unitholders' transactions		(32,712)	(33,138)	(32,712)	(33,138)
Unitholders' funds at the end of the period		1,580,582	1,240,634	1,584,840	1,249,558

Footnotes:

- (a) Change in Unitholders' funds resulting from operations for the six months ended 30 June 2010, includes unrealised loss on derivative instruments of S\$8.8 million.
- (b) The movement in foreign currency translation reserve relates to the exchange differences arising on the translation of foreign controlled entities and intercompany loans that form part of the Group's net investment in the foreign entities.
- (c) Acquisition fee of 1.0% of the purchase consideration in connection with the acquisition of Malaysian Properties has been accrued and payable to the Manager in units at end of the period.

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

	Notes	Group and Trust 01/04/10 to 30/06/10 Units	Group and Trust 01/04/09 to 30/06/09 Units	Group and Trust 01/01/10 to 30/06/10 Units	Group and Trust 01/01/09 to 30/06/09 Units
Issued units at the beginning of the period		1,935,113,424	960,803,854	1,932,418,044	957,933,611
Management fees issued in units (base fee)		-	2,920,252	2,695,380	5,790,495
Issued units at the end of the period		1,935,113,424	963,724,106	1,935,113,424	963,724,106
Management fees payable in units to be issued (base fee)	(a)	-	2,101,953	-	2,101,953
Management fees payable in units (performance fee)	(b)	-	-	-	-
Acquisition fee payable in units to be issued	(c)	7,909,654	-	7,909,654	-
Total issued and issuable units at the end of the period		1,943,023,078	965,826,059	1,943,023,078	965,826,059
Number of units that may be issued on conversion of CPU outstanding as at the end of the period	(d)	238,181,358	-	238,181,358	-

Footnotes:

- The Manager has elected to receive 100% of its base management fees in cash for the year ending 31 December 2010. There are no fees payable in units for the six months ended 30 June 2010.
- Performance fees are calculated for each six-month period ending 30 June and 31 December. There is no performance fee for the six-month period ended 30 June 2010, as the performance is below the benchmark index.
- Acquisition fee units were issued on 12 July 2010 in connection with the acquisition of Malaysian Properties.
- The CPU Holders have the right to convert the CPU into units after a period of three years commencing from 28 June 2010, the date of issuance of the CPU, at a conversion price of S\$0.7266 per unit.

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 2009, 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 2010.

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.

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

	Notes	Group 01/04/10 to 30/06/10 S\$'000	Group 01/04/09 to 30/06/09 S\$'000
Total return for the period after tax, before distribution		6,231	(114,163)
Income to be distributed to CPU Holders		(80)	-
Earnings attributable to Unitholders		6,151	(114,163)
EPU			
<u>Basic EPU</u>			
Weighted average number of units	(a)	1,935,374,182	1,230,899,111
Earnings per unit (cents)	(b)	0.32	(9.27)
<u>Diluted EPU</u>			
Weighted average number of units	(c)	1,943,226,315	-
Earnings per unit on a fully diluted basis (cents)	(d)	0.32	-
DPU			
Number of units issued and issuable at end of period		1,943,023,078	965,826,059
DPU for the period based on the total number of units entitled to distribution (cents) (pre-rights issue)		NA	1.90
DPU (cents) (post-rights issue)	(e)	0.91	0.95

Footnotes:

- (a) In computing the basic earnings per unit, earnings attributable to Unitholders and the weighted average number of units during the period are used. The actual weighted average number of units used for computation of EPU for the three months ended 30 June 2010 is 1,935,374,182. This comprises the number of units in issue as at 30 June 2010 of 1,935,113,424 and the weighted average number of units issuable to the Manager of 260,758. The comparative has been restated to adjust for the effects of the Rights Issue.
- (b) The earnings per unit for the three months ended 30 June 2010 includes the unrealised loss on derivative instruments of S\$11.0 million.
- (c) This comprises the number of units in issue of 1,935,113,424 as at 30 June 2010, the weighted average number of units issuable to the Manager of 260,758 and the weighted average number of units issuable to CPU Holder on the full conversion of CPU into ordinary units of 7,852,133.
- (d) The diluted EPU is the same as basic EPU as the potential effects on the full conversion of CPU into ordinary units are anti-dilutive.
- (e) The computation of 2Q 2010 DPU is based on number of units entitled to distributions comprising:
 - (i) The number of units in issue as at 30 June 2010 of 1,935,113,424;
 - (ii) The number of units issued to the Manager on 12 July 2010 as payment of the acquisition fee in connection with the acquisition of Malaysian Properties.

The computation of comparative DPU has been restated to include 963,724,106 Rights Units.

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

	Notes	Group 30/06/10	Group 31/12/09	Trust 30/06/10	Trust 31/12/09
Net asset value per unit (S\$) based on:					
- units issued at the end of the period	(a)	0.90	0.82	0.90	0.82
- units issued at the end of the period, assuming full conversion of CPU	(b)	0.80	0.82	0.81	0.82

Footnotes:

- (a) The number of units used for computation of NAV per unit is 1,943,023,078. This comprises:
- (i) The number of units in issue as at 30 June 2010 of 1,935,113,424;
- (ii) The number of units issued to the Manager on 12 July 2010 as payment of the acquisition fee in connection with the acquisition of Malaysian Properties.
- (b) For illustrative purpose, the NAV per unit as at 30 June 2010 assuming the full conversion of the CPU into 238,181,358 ordinary units as at the end of the period. For 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 (2Q 2010 vs 2Q 2009) and (YTD Jun 2010 vs YTD Jun 2009)

	Group 01/04/10 to 30/06/10 S\$'000	Group 01/04/09 to 30/06/09 S\$'000	Increase / (Decrease) %	Group 01/01/10 to 30/06/10 S\$'000	Group 01/01/09 to 30/06/09 S\$'000	Increase / (Decrease) %
Gross revenue	37,191	33,378	11.4%	74,813	67,703	10.5%
Property expenses	(8,342)	(6,391)	30.5%	(16,826)	(13,663)	23.2%
Net property income	28,849	26,987	6.9%	57,987	54,040	7.3%
Non property expenses	(10,900)	(9,553)	14.1%	(21,332)	(19,131)	11.5%
Net income before tax	17,949	17,434	3.0%	36,655	34,909	5.0%
Change in fair value of unrealised derivative instruments	(11,046)	4,743	NM	(8,787)	2,411	NM
Change in fair value of investment properties	-	(134,039)	NM	-	(134,039)	NM
Total return for the period before tax and distribution	6,903	(111,862)	NM	27,868	(96,719)	NM
Income tax expense	(672)	(2,301)	(70.8%)	(1,446)	(2,949)	(51.0%)
Total return for the period after tax, before distribution	6,231	(114,163)	NM	26,422	(99,668)	NM
Non-tax deductible items and other adjustments	11,788	132,953	(91.1%)	10,327	137,537	(92.5%)
Income available for distribution	18,019	18,790	(4.1%)	36,749	37,869	(3.0%)
Income to be distributed to:						
- CPU Holders	80	-	NM	80	-	NM
- Unitholders	17,682	18,351	(3.6%)	36,066	36,374	(0.8%)
Total income to be distributed	17,762	18,351	(3.2%)	36,146	36,374	(0.6%)

The increase in gross revenue for the Group was mainly due to the revenue contributed by the recently acquired David Jones Building Property, partially offset by the decrease in revenue from Singapore Properties' office component. Revenue from overseas properties

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accounted for approximately 25% (2009: 18%) of total gross revenue for the three months ended 30 June 2010.

Property expenses were higher mainly due to the increase in property tax expense for the three months ended 30 June 2010 as a result of the expiry of property tax rebates granted by the Singapore government in 2009 and the inclusion of the property expenses incurred by David Jones Building Property. The increase was coupled by the higher property expenses mainly due to an increase in advertising and promotion expenses of Renhe Spring Zongbei Property for the three months ended 30 June 2010.

Non property expenses were higher mainly due to the interest incurred on the term loan taken up in relation to the acquisition of David Jones Building Property for the three months ended 30 June 2010.

The unrealised loss on the derivative instruments for the three months ended 30 June 2010 represents mainly the change in fair value of cross currency swaps which were entered into in relation to the acquisition of Japanese Properties. The unrealised loss on the cross currency swaps was largely offset by an increase in value of Japanese Properties due to a strengthening in foreign currency exchange rates for the three months ended 30 June 2010.

The non-tax deductible items for the three months ended 30 June 2010 decreased mainly due to the revaluation of Singapore Properties, Japanese Properties and Renhe Spring Zongbei Property in the previous period which resulted in a revaluation loss of S\$134.0 million.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for the three months ended 30 June 2010 were S\$18.0 million and S\$17.8 million respectively, being 4.1% and 3.2% lower than the previous period.

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

On 14 July 2010, Singapore's Ministry of Trade and Industry (MTI) revised its GDP growth forecast for 2010 to 13.0% to 15.0%, up from its earlier forecast of 7.0% to 9.0%. Advance estimates for 2Q 2010 indicate that the economy expanded 26.0% from 1Q 2010 and 19.3% from 2Q 2009.¹

According to CB Richard Ellis (CBRE), prime Orchard Road rents averaged S\$31.10 per square foot per month ("psf pm"), reflecting a 3.4% decrease from S\$32.20 in 1Q 2010.² Office rents turned around in the 2Q 2010 – after contracting for six consecutive quarters – on the back of a dramatic economic recovery and buoyed by pent-up demand. According to CBRE, prime office rents grew 3.0% in 2Q 2010 to average S\$6.90 psf pm from S\$6.70 psf pm in the previous quarter. Grade A rents rose 5.6% qoq to average S\$8.45 psf pm.³

In 1Q 2010, Chengdu's GDP grew 18.4% yoy and the May 2010 year-to-date social retail consumption increased 18.7% yoy.⁴ In 2010, China's economy is likely to expand more than 9.0% due to pro-growth policies and an improving global environment.⁵ Prime retail rents in Chengdu saw a marginal rise in 1Q 2010, but vacancy also rose due to the opening of new malls.⁶ Greater competition is expected to put pressure on retail rents and occupancy rates, but many new local and foreign brands are entering the Chengdu market which will fuel demand for prime retail space.

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With the Japan economy growing 5% in 1Q 2010, the Bank of Japan has revised its economic growth forecast to 2.6% for the fiscal year ending March 2010, up from its previous forecast of 1.8%.⁷ However, the central bank recognizes that the economy faces the critical challenge of overcoming deflation and returning to sustainable growth. It has cut its growth forecast for the next fiscal year to 1.9% from 2.0%.⁸ In May 2010, retail sales in Japan decreased 2% sequentially, following four months of gains averaging 1% as consumers pulled back spending. With momentum in retail sales growth waning, down from 12% in April to 7% in May⁹, retail rents are likely to come under pressure over the next quarters.

Western Australia's GDP grew 0.5% in 1Q 2010.¹⁰ As at December 2009, Super Prime gross face rents ranged between A\$3,500 per square meter per month ("psm pm") and A\$4,500 psm pm. Perth CBD retail locations remain in demand, particularly along the Hay and Murray Street Malls. With retailer demand remaining steady, low vacancy rates are likely to remain in 2010. However, increasing competition due to new developments opening in the CBD could see CBD rental levels plateau over the short term.

Malaysia's GDP grew 10.1% yoy in 1Q 2010, with the government expecting a 6.0% growth for the full year.¹¹ Occupancy and retail rents remained stable in 1Q 2010 with the average occupancy of 90% in Kuala Lumpur. About 5.75 million square feet of new retail space is in the pipeline in Kuala Lumpur and the Klang Valley area between 2010 and 2013, of which about 3.0 million square feet is scheduled for 2010.¹²

Outlook for the next 12 months

Analysts expect the Singapore economy to be robust in 2010. The two integrated resorts are already boosting tourism numbers with May 2010 recording a 30.3% growth in visitor arrivals, the sixth consecutive month of record visitor arrivals.¹³ Despite this upbeat expectation, there may be some downward pressure on occupancy and rental rates in the short to medium term, especially for office properties due to potential oversupply. Similarly for Japan, retail rents and occupancy rates may continue to be impacted this year by the near term economic weakness. However, the newly acquired Starhill Gallery and Lot 10 Property in Malaysia will dilute geographical concentration risks. Starhill Global REIT's retail assets in Australia and Malaysia have long leases/master tenant leases with built-in step-up rents or rent reviews which increase the weighted lease expiry of the Group and provide stable long-term income.

Sources

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5. The Business Times, China's 2010 GDP to grow more than 9%, 16 March 2010
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8. Reuters, "BOJ sees fastest economic growth in decade in 2010/11", 15 July 2010
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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 28 June 2010 to 30 June 2010 ("CPU Distribution")
(2) Distribution to Unitholders for the period from 1 April 2010 to 30 June 2010 ("Unitholders Distribution")

Distribution rate:

	CPU Distribution	Unitholders' Distribution
	For the period from 28 June 2010 to 30 June 2010	For the period from 1 April 2010 to 30 June 2010
	Cents	Cents
Taxable income component	0.0429	0.8400
Capital component	0.0036	0.0700
Total	0.0465	0.9100

Par value of units: NA

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).

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.

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(b) Corresponding period of the immediately preceding financial period

Any distributions declared for the previous corresponding financial period:

Yes

Name of distribution:

Distribution to Unitholders for the period from 1 April 2009 to 30 June 2009.

Distribution rate:

1.90 cents per unit (pre-rights issue)

Distribution type:

Type	Cents
Taxable income component	1.85
Capital component	0.05
Total	1.90

Par value of units:

NA

Tax rate:

Taxable income component

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

Capital component

The capital component of the distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. 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 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.

Footnotes:

NA – Not applicable

(c) Date payable:

27 August 2010

(d) Books Closure Date:

3 August 2010

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

Not applicable

Financial Statements Announcement For The Second Quarter Ended 30 June 2010

13 Directors' confirmation

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and Trust as at 30 June 2010 (comprising the balance sheets as at 30 June 2010, the statements of total return and distribution, the cash flow statements and statements of changes in Unitholders' funds for the three months ended on that date, together with their accompanying notes) to be false or misleading in any material respect.

On behalf of the Board

Tan Sri Dato' (Dr) Francis Yeoh Sock Ping
Executive Chairman

Ho Sing
Chief Executive Officer/Director

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**

Jeanette Lim
Joint Company Secretary
26 July 2010