



# Second Quarter 2014 Financial Results

29 July 2014

- Singapore • Malaysia • Australia • China • Japan





1

## Financial Highlights

→ **2Q 2014 DPU up 5.0% y-o-y to 1.25 cents**

- Strong performance from the Singapore Properties offsetting weaker contribution from overseas
- Annualised yield of 6.07% based on closing price of S\$0.825 on 30 June 2014

→ **Singapore continues its strong performance**

- Revenue up 3.6% to S\$32.4 million and NPI up 5.5% to S\$25.6 million
- Wisma Atria retail achieved rental reversion of 12.3% with footfall rising 6.8% over 2Q 2013
- Singapore office committed occupancies at 100% achieving rental reversions of 17.9%

→ **Asset redevelopment of Plaza Arcade in Perth, Australia**

- Development approvals for asset redevelopment have been submitted

→ **Proactive capital management**

- Extended the maturity of A\$63 million term loan by two years to June 2019, at a lower all-in interest margin
- As at 30 June 2014, SGREIT has available undrawn committed RCF lines to substantially cover the debts maturing in 2015

## 2Q 2014 financial highlights

Period: 1 Apr – 30 Jun	2Q 2014	2Q 2013	% Change
Gross Revenue	\$48.4 mil	\$49.1 mil	(1.4%)
Net Property Income	\$39.2 mil	\$39.1 mil	0.2%
Income Available for Distribution	\$28.2 mil	\$26.7 mil	5.5%
Income to be Distributed to Unitholders	\$26.9 mil <sup>(1)</sup>	\$25.6 mil	5.0%
Income to be Distributed to CPU holder	\$0.3 mil <sup>(2)</sup>	\$0.3 mil	(3.0%)
DPU	1.25 cents <sup>(3)</sup>	1.19 cents <sup>(3)</sup>	5.0%

**Notes:**

1. Approximately \$1.1 million of income available for distribution for 2Q 2014 has been retained for working capital requirements.
2. CPU distribution for 2Q 2014 is based on S\$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum. On 5 July 2013, 152,727,825 CPU were converted into 210,195,189 ordinary units. The remaining 20,334,750 CPUs are entitled to CPU distribution for 2Q 2014.
3. The computation of DPU for 2Q 2014 is based on the number of units in issue as at 30 June 2014 of 2,153,218,267 units (2013: 2,153,218,267 units post CPU conversion in July 2013).

# YTD 2014 financial highlights (excluding one-time receipt of arrears from Toshin in 1Q 2013)



Period: 1 Jan – 30 Jun	YTD 2014	YTD 2013	% Change
<b>Gross Revenue</b>	<b>\$97.6 mil</b>	<b>\$97.5 mil</b>	<b>0.2%</b>
<b>Net Property Income</b>	<b>\$78.3 mil</b>	<b>\$77.2 mil</b>	<b>1.3%</b>
<b>Income Available for Distribution</b>	<b>\$56.1 mil</b>	<b>\$52.8 mil</b>	<b>6.3%</b>
<b>Income to be Distributed to Unitholders</b>	<b>\$53.6 mil<sup>(1)</sup></b>	<b>\$48.5 mil</b>	<b>10.6%</b>
<b>Income to be Distributed to CPU holder(s)</b>	<b>\$0.5 mil<sup>(2)</sup></b>	<b>\$2.5 mil</b>	<b>(79.6%)</b>
<b>DPU (excluding “Toshin Payout”)</b>	<b>2.49 cents<sup>(3)</sup></b>	<b>2.37 cents<sup>(3) (4)</sup></b>	<b>5.1%</b>

**Notes:**

1. Approximately \$2.0 million of income available for distribution for YTD 2014 has been retained for working capital requirements.
2. CPU distribution for YTD 2014 is based on S\$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum. On 5 July 2013, 152,727,825 CPU were converted into 210,195,189 ordinary units. The remaining 20,334,750 CPUs are entitled to CPU distribution for YTD 2014.
3. The computation of DPU for YTD 2014 is based on the number of units in issue as at 30 June 2014 of 2,153,218,267 units. The computation of DPU for YTD 2013 is based on number of units entitled to distributions comprising 1,943,023,078 units in issue for 1Q 2013 and number of units post-CPU conversion on 5 July 2013 of 2,153,218,267 units for 2Q 2013.
4. Excluding one-time DPU payout of 0.19 cents per unit for receipt of accumulated rental arrears net of expenses from Toshin master lease between June 2011 to December 2012 in 1Q 2013 (“Toshin Payout”).

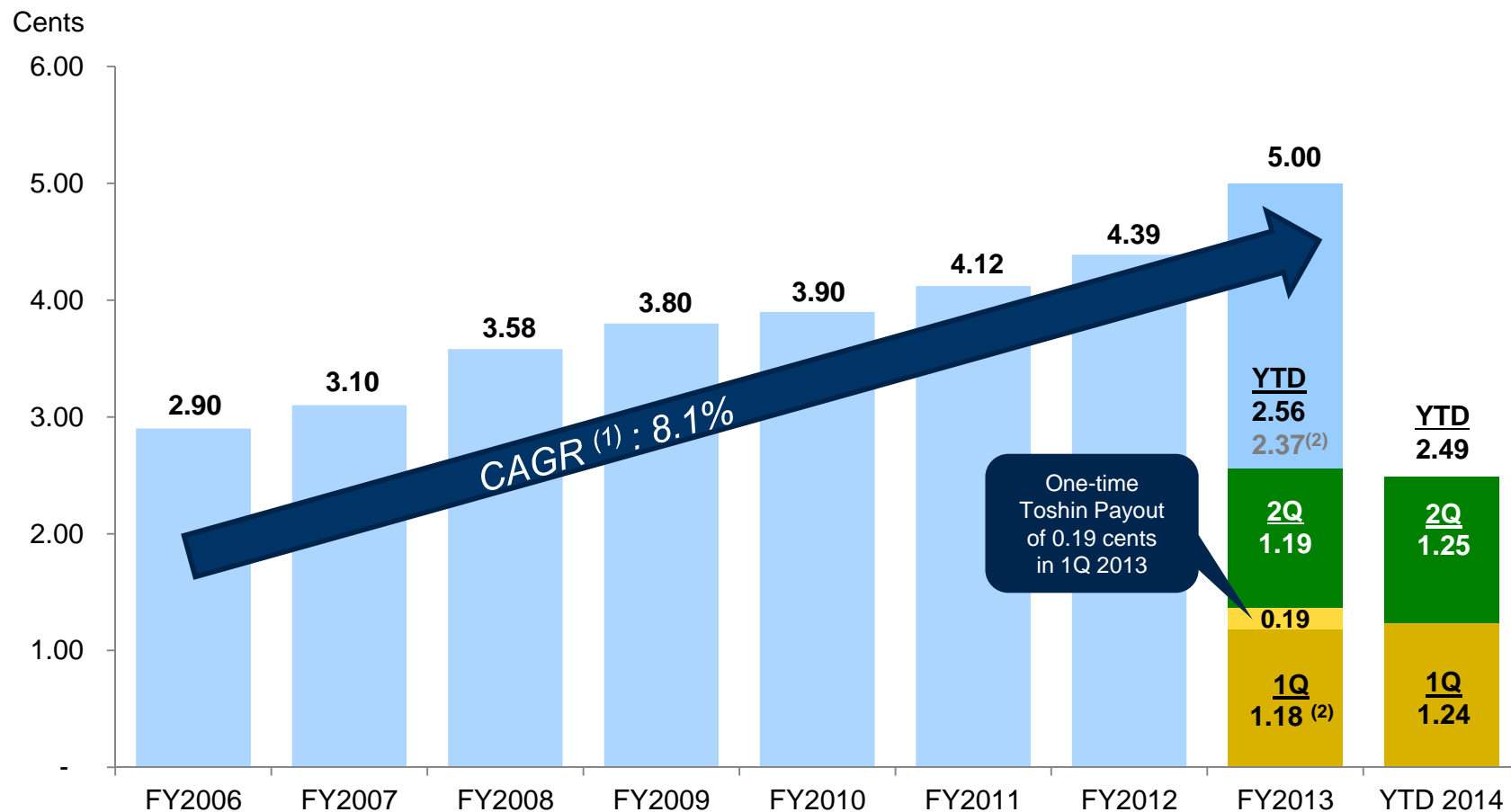
## YTD 2014 financial highlights

Period: 1 Jan – 30 Jun	YTD 2014	YTD 2013 <sup>(1)</sup>	% Change
Gross Revenue	\$97.6 mil	\$102.8 mil	(5.0%)
Net Property Income	\$78.3 mil	\$81.0 mil	(3.4%)
Income Available for Distribution	\$56.1 mil	\$56.5 mil	(0.8%)
Income to be Distributed to Unitholders	\$53.6 mil <sup>(2)</sup>	\$52.2 mil	2.6%
Income to be Distributed to CPU holder(s)	\$0.5 mil <sup>(3)</sup>	\$2.5 mil	(79.6%)
DPU	2.49 cents <sup>(4)</sup>	2.56 cents <sup>(4) (5)</sup>	(2.7%)

**Notes:**

1. Including receipt of accumulated rental arrears from the Toshin master lease between June 2011 to December 2012 in 1Q 2013.
2. Approximately \$2.0 million of income available for distribution for YTD 2014 has been retained for working capital requirements.
3. CPU distribution for YTD 2014 is based on S\$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum. On 5 July 2013, 152,727,825 CPU were converted into 210,195,189 ordinary units. The remaining 20,334,750 CPUs are entitled to CPU distribution for YTD 2014.
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5. Including the Toshin Payout.

# DPU performance



**Notes:**

1. DPU from 1Q 2006 to 2Q 2009 have been restated to include the 963,724,106 rights units issued in August 2009.
2. Excluding one-time DPU payout of 0.19 cents per unit for receipt of accumulated rental arrears net of expenses from Toshin master lease between June 2011 to December 2012 in 1Q 2013.

## 2Q 2014 financial results



\$'000	2Q 2014	2Q 2013	% Change
<b>Gross Revenue</b>	<b>48,429</b>	<b>49,128</b>	<b>(1.4%)</b>
Less: Property Expenses	(9,277)	(10,055)	(7.7%)
<b>Net Property Income</b>	<b>39,152</b>	<b>39,073</b>	<b>0.2%</b>
Less: Fair Value Adjustment <sup>(1)</sup>	(84)	99	NM
Borrowing Costs	(7,834)	(7,571)	3.5%
Finance Income	241	133	81.2%
Management Fees	(3,699)	(3,549)	4.2%
Other Trust Expenses	(737)	(835)	(11.7%)
Tax Expenses <sup>(2)</sup>	(744)	(1,015)	(26.7%)
<b>Net Income After Tax</b> <sup>(3)</sup>	<b>26,295</b>	<b>26,335</b>	<b>(0.2%)</b>
Add: Non-Tax Deductible/(Chargeable) items <sup>(4)</sup>	1,936	412	369.9%
<b>Income Available for Distribution</b>	<b>28,231</b>	<b>26,747</b>	<b>5.5%</b>
<b>Income to be Distributed to Unitholders</b>	<b>26,915</b>	<b>25,623</b>	<b>5.0%</b>
<b>Income to be Distributed to CPU holder</b>	<b>261</b>	<b>269</b>	<b>(3.0%)</b>
<b>DPU (cents)</b>	<b>1.25</b>	<b>1.19</b>	<b>5.0%</b>

**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 derivative instruments.
4. Includes certain finance costs, sinking fund provisions, straight-line rent and fair value adjustment and trustee fees.



# YTD 2014 financial results



\$'000	YTD 2014	YTD 2013	% Change
<b>Gross Revenue</b>	<b>97,637</b>	<b>102,762</b>	<b>(5.0%)</b>
Less: Property Expenses	(19,375)	(21,751)	(10.9%)
<b>Net Property Income</b>	<b>78,262</b>	<b>81,011</b>	<b>(3.4%)</b>
Less: Fair Value Adjustment <sup>(1)</sup>	(112)	194	NM
Borrowing Costs	(15,190)	(15,151)	0.3%
Finance Income	438	254	72.4%
Management Fees	(7,361)	(7,056)	4.3%
Other Trust Expenses	(1,443)	(1,498)	(3.7%)
Tax Expenses <sup>(2)</sup>	(1,443)	(2,033)	(29.0%)
Gain/(Loss) on Divestment of Investment Property	364	(300)	NM
<b>Net Income After Tax <sup>(3)</sup></b>	<b>53,515</b>	<b>55,421</b>	<b>(3.4%)</b>
Add: Non-Tax Deductible/(Chargeable) items <sup>(4)</sup>	2,601	1,120	132.2%
<b>Income Available for Distribution</b>	<b>56,116</b>	<b>56,541</b>	<b>(0.8%)</b>
<b>Income to be Distributed to Unitholders</b>	<b>53,615</b>	<b>52,242</b>	<b>2.6%</b>
<b>Income to be Distributed to CPU holder(s)</b>	<b>517</b>	<b>2,531</b>	<b>(79.6%)</b>
<b>DPU (cents)</b>	<b>2.49</b>	<b>2.56</b>	<b>(2.7%)</b>
<b>DPU (excluding one-time Toshin payout) (cents)</b>	<b>2.49</b>	<b>2.37</b>	<b>5.1%</b>

**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 derivative instruments.
4. Includes certain finance costs, sinking fund provisions, straight-line rent and fair value adjustment and trustee fees.

## 2Q 2014 financial results



Revenue				Net Property Income			
\$'000	2Q 2014	2Q 2013	% Change	\$'000	2Q 2014	2Q 2013	% Change
<b>Wisma Atria</b>				<b>Wisma Atria</b>			
Retail <sup>(1)</sup>	13,964	13,706	1.9%	Retail <sup>(1)</sup>	10,752	10,332	4.1%
Office <sup>(1)</sup>	2,764	2,570	7.5%	Office <sup>(1)</sup>	2,026	1,853	9.3%
<b>Ngee Ann City</b>				<b>Ngee Ann City</b>			
Retail <sup>(1)</sup>	11,976	11,451	4.6%	Retail <sup>(1)</sup>	9,875	9,315	6.0%
Office <sup>(1)</sup>	3,723	3,585	3.8%	Office <sup>(1)</sup>	2,994	2,803	6.8%
<b>Singapore</b>	32,427	31,312	3.6%	<b>Singapore</b>	25,647	24,303	5.5%
<b>Malaysia <sup>(2)</sup></b>	7,418	7,732	(4.1%)	<b>Malaysia <sup>(2)</sup></b>	7,046	7,509	(6.2%)
<b>Australia</b>	4,942	5,078	(2.7%)	<b>Australia</b>	3,947	4,081	(3.3%)
<b>Chengdu <sup>(3)</sup></b>	2,482	3,614	(31.3%)	<b>Chengdu <sup>(3)</sup></b>	1,516	2,358	(35.7%)
<b>Japan <sup>(4)</sup></b>	1,160	1,392	(16.7%)	<b>Japan <sup>(4)</sup></b>	996	822	21.1%
<b>Total</b>	<b>48,429</b>	<b>49,128</b>	<b>(1.4%)</b>	<b>Total</b>	<b>39,152</b>	<b>39,073</b>	<b>0.2%</b>

### Notes:

1. Mainly due to positive rental reversions from new and renewed leases.
2. Mainly due to depreciation of RM and higher property taxes accrued in the current quarter.
3. Mainly due to lower revenue amidst softening of retail market resulting from government austerity drive and increased competition.
4. Mainly due to reversal of provision for rental arrears in the current quarter, offset by depreciation of JPY and loss of contribution from divested property.

# YTD 2014 financial results



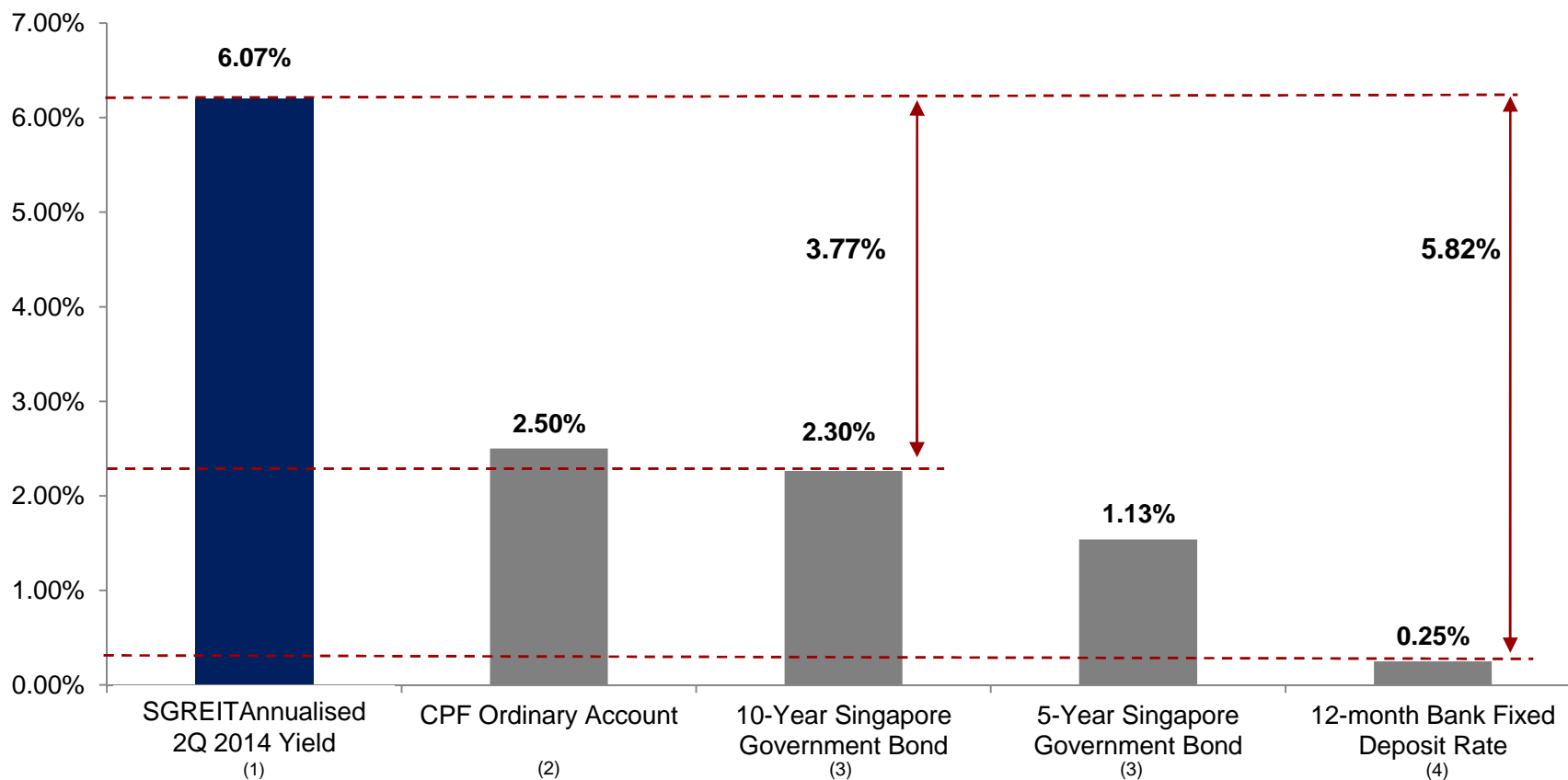
Revenue			
\$'000	YTD 2014	YTD 2013	% Change
<b>Wisma Atria</b>			
Retail <sup>(1)</sup>	28,457	27,472	3.6%
Office <sup>(1)</sup>	5,575	5,095	9.4%
<b>Ngee Ann City</b>			
	Includes one-time receipt of rental arrears from Toshin of approximately \$5.3 mil		
Retail <sup>(2)</sup>	23,931	28,052	(14.7%)
Office <sup>(1)</sup>	7,392	6,987	5.8%
<b>Singapore</b>	65,355	67,606	(3.3%)
<b>Malaysia</b> <sup>(3)</sup>	14,772	15,380	(4.0%)
<b>Australia</b> <sup>(4)</sup>	9,753	9,221	5.8%
<b>Chengdu</b> <sup>(5)</sup>	5,317	7,635	(30.4%)
<b>Japan</b> <sup>(6)</sup>	2,440	2,920	(16.4%)
<b>Total</b>	<b>97,637</b>	<b>102,762</b>	<b>(5.0%)</b>

Net Property Income			
\$'000	YTD 2014	YTD 2013	% Change
<b>Wisma Atria</b>			
Retail <sup>(1)</sup>	21,755	20,553	5.8%
Office <sup>(1)</sup>	4,114	3,677	11.9%
<b>Ngee Ann City</b>			
	Includes one-time receipt of rental arrears from Toshin (net of expenses) of approximately \$3.8 mil		
Retail <sup>(2)</sup>	19,656	22,313	(11.9%)
Office <sup>(1)</sup>	5,964	5,545	7.6%
<b>Singapore</b>	51,489	52,088	(1.1%)
<b>Malaysia</b> <sup>(3)</sup>	14,033	14,939	(6.1%)
<b>Australia</b> <sup>(4)</sup>	7,569	7,378	2.6%
<b>Chengdu</b> <sup>(5)</sup>	3,161	4,866	(35.0%)
<b>Japan</b> <sup>(6)</sup>	2,010	1,740	15.5%
<b>Total</b>	<b>78,262</b>	<b>81,011</b>	<b>(3.4%)</b>

**Notes:**

1. Mainly due to positive rental reversions from new and renewed leases.
2. Mainly due to Toshin Payout. Excluding Toshin Payout, revenue and NPI in YTD 2014 would be 5.1% and 6.0% higher than YTD 2013 respectively.
3. Mainly due to depreciation of RM and higher property taxes accrued.
4. Mainly due to full period contribution from Plaza Arcade in YTD 2014, partially offset by depreciation of AUD.
5. Mainly due to lower revenue amidst softening of retail market resulting from government austerity drive and increased competition.
6. Mainly due to reversal of provision for rental arrears, offset by depreciation of JPY and loss of contribution from divested properties.

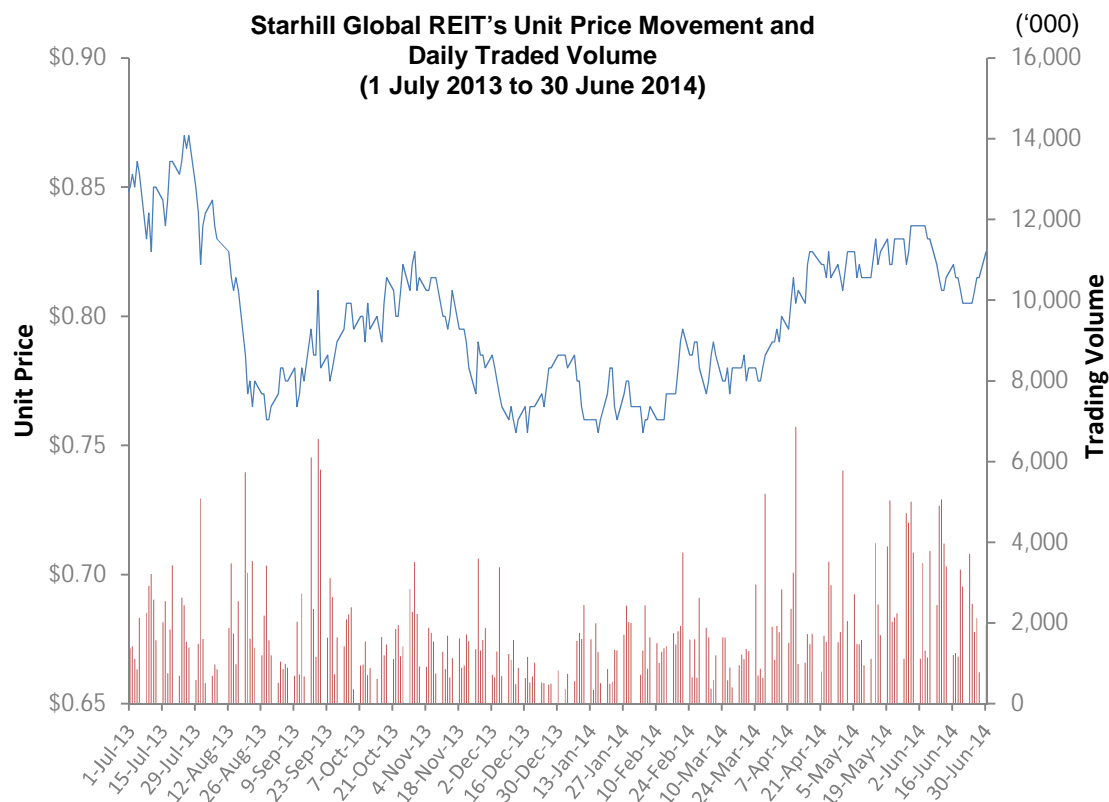
# Attractive trading yield versus other investment instruments



**Notes:**

1. Based on Starhill Global REIT's closing price of \$0.825 per unit as at 30 June 2014 and annualised 2Q 2014 DPU.
2. Based on interest paid on Central Provident Fund (CPF) ordinary account in June 2014 (Source: CPF website).
3. As at 30 June 2014 (Source: Singapore Government Securities website).
4. As at 30 June 2014 (Source: DBS website).

# Unit price performance



## Liquidity statistics

Average daily traded volume for 2Q 2014 (units) <sup>1</sup>	2.5 mil
Estimated free float <sup>2</sup>	55%
Market cap (SGD) <sup>3</sup>	\$1,776 mil

Source: Bloomberg

### Notes:

1. For the quarter ended 30 June 2014.
2. Free float as at 30 June 2014. The stake held by YTL Group is 36.3% while the stake held by AIA Group is 8.9%.
3. By reference to Starhill Global REIT's closing price of \$0.825 per unit as at 30 June 2014. The total number of units in issue is 2,153,218,267.

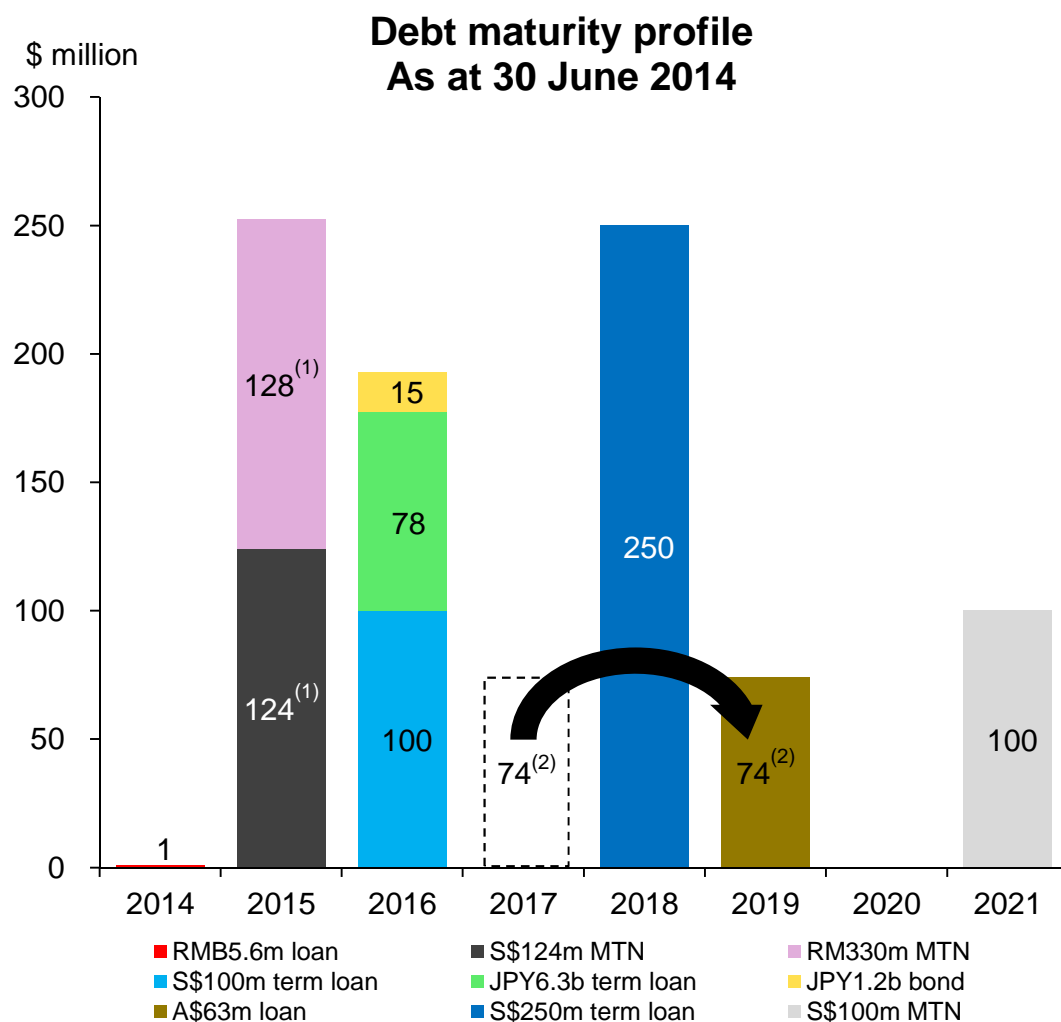
## Distribution timetable

<b>Distribution Period</b>	<b>1 April to 30 June 2014</b>
<b>Distribution Amount</b>	<b>1.25 cents per unit</b>

### Distribution Timetable

<b>Notice of Books Closure Date</b>	29 July 2014
<b>Last Day of Trading on “Cum” Basis</b>	1 August 2014, 5.00 pm
<b>Ex-Date</b>	4 August 2014, 9.00 am
<b>Book Closure Date</b>	6 August 2014, 5.00 pm
<b>Distribution Payment Date</b>	28 August 2014

Extended A\$63 million loan by two years to June 2019  
at a lower interest margin  
No refinancing requirement until June 2015

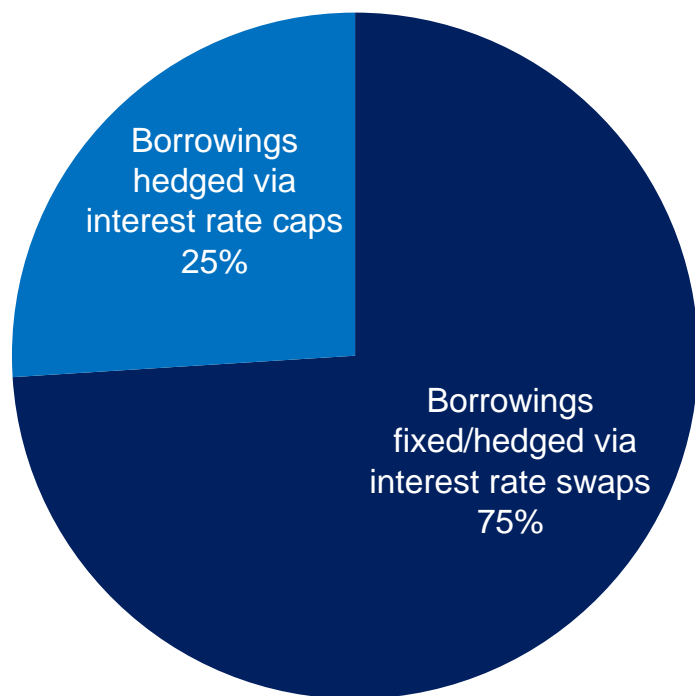


Total debt <sup>(3)</sup>	\$870 million
Gearing	29.4%
Interest cover <sup>(4)</sup>	5.0x
Average interest rate p.a. <sup>(5)</sup>	3.22%
Unencumbered assets ratio	79%
Fixed/hedged debt ratio <sup>(6)</sup>	100%
Weighted average debt maturity	3.2 years

**Notes:**

1. As at 30 June 2014, the Group has available undrawn committed RCF lines to substantially cover the debts maturing in 2015.
2. The Group extended the maturity of A\$63 million term loan facility by two years to June 2019, at a lower all-in interest margin effective from June 2014.
3. As at 30 June 2014. Currently SGREIT has approximately \$1.77 billion of untapped balance from its \$2 billion MTN programme.
4. For the quarter ended 30 June 2014.
5. As at 30 June 2014. Includes interest rate derivatives and benchmark rates but excludes upfront costs.
6. Includes interest rate derivatives such as interest rate swaps and caps.

## Improved financial standing Borrowings fully fixed/hedged



- ➔ Borrowings are fully fixed/hedged via interest rate swaps and caps
- ➔ Mitigating the impact of interest rate fluctuation on distribution

Fixed/Hedged Debt	As at 30 June 2014
As a % of total gross borrowings	100%

Interest Rate Movement	% impact on 2Q 2014 annualised DPU
Assume +1% p.a. on floating rates	-2.0%
Assume +2% p.a. on floating rates	-2.8%
Assume +3% p.a. on floating rates	-3.4%



# Healthy balance sheet

## Total assets at \$3.0 billion



As at 30 June 2014	\$'000		NAV statistics
Non Current Assets	2,871,702	<b>NAV Per Unit</b> (as at 30 June 2014) <sup>(1)</sup>	\$0.93
Current Assets	91,085		
<b>Total Assets</b>	2,962,787	<b>Adjusted NAV Per Unit</b> (net of distribution)	\$0.92
Current Liabilities	172,640	Closing price as at 30 June 2014	\$0.825
Non Current Liabilities	776,945		
<b>Total Liabilities</b>	949,585	<b>Unit Price Premium/(Discount) To:</b>	
<b>Net Assets</b>	2,013,202	▪ NAV Per Unit	(11.3%)
<b>Unitholders' Funds</b>	1,992,822	▪ Adjusted NAV Per Unit	(10.3%)
<b>Convertible Preferred Units</b>	20,380	<b>Corporate Rating (S&amp;P)</b> <sup>(2)</sup>	BBB+

### Notes:

1. The computation of NAV per unit is based on 2,153,218,267 units in issue as at 30 June 2014.
2. Affirmed by S&P in May 2014, with a stable outlook.



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## Portfolio Performance Update

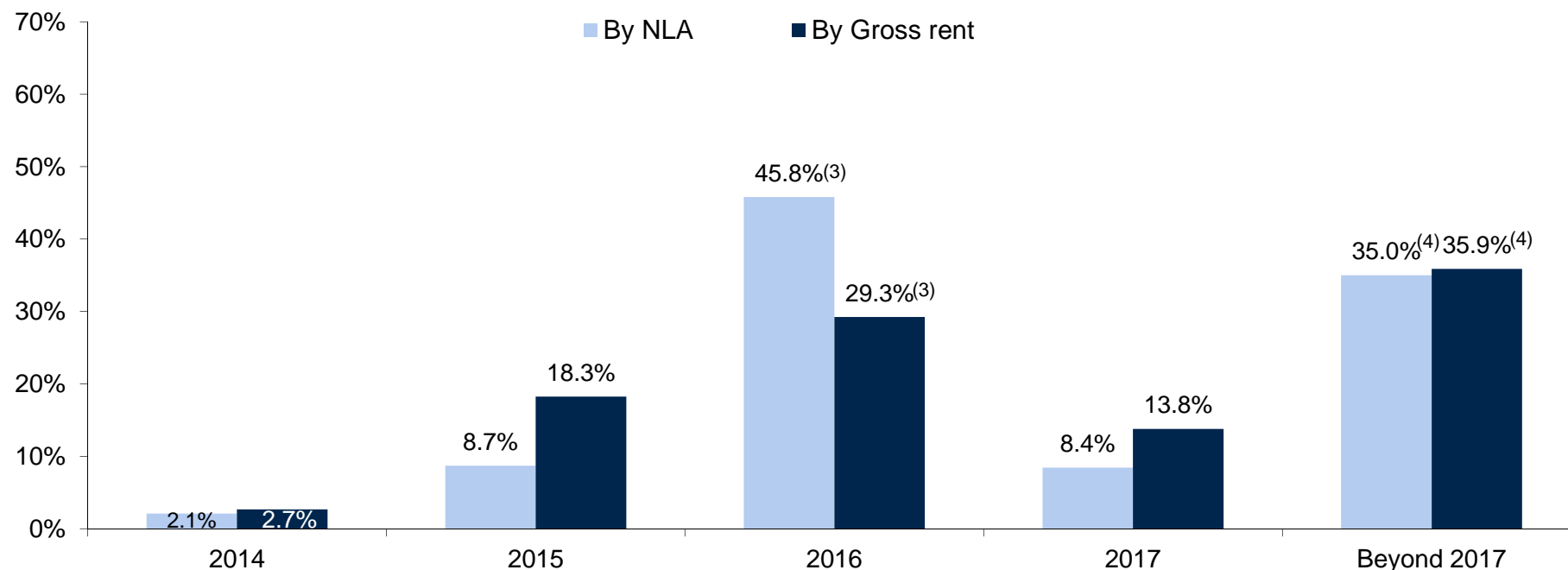
# Improved portfolio occupancy of 99.6%



As at	31 Dec 05	31 Dec 06	31 Dec 07	31 Dec 08	31 Dec 09	31 Dec 10	31 Dec 11	31 Dec 12	31 Dec 13	30 Jun 14
<i>Retail</i>	100.0%	100.0%	100.0%	98.3%	100.0%	99.1%	98.3%	99.8%	99.9%	99.5%
<i>Office</i>	92.8%	97.8%	98.7%	92.4%	87.2%	92.5%	95.3%	98.3%	99.0%	100.0%
<b>Singapore</b>	<b>97.3%</b>	<b>99.2%</b>	<b>99.5%</b>	<b>96.0%</b>	<b>95.1%</b>	<b>96.5%</b>	<b>97.1%</b>	<b>99.2%</b>	<b>99.5%</b>	<b>99.7%</b>
<b>Japan</b>	-	-	<b>100.0%</b>	<b>97.1%</b>	<b>90.4%</b>	<b>86.7%</b>	<b>96.3%</b>	<b>92.7%</b>	<b>89.8%</b>	<b>96.1%</b>
<b>China</b>	-	-	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Australia</b>	-	-	-	-	-	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>99.3%</b>	<b>99.3%</b>
<b>Malaysia</b>	-	-	-	-	-	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>SG REIT portfolio</b>	<b>97.3%</b>	<b>99.2%</b>	<b>99.6%</b>	<b>96.6%</b>	<b>95.4%</b>	<b>98.2%</b>	<b>98.7%</b>	<b>99.4%</b>	<b>99.4%</b>	<b>99.6%</b>

## Weighted average lease term of 6.0 and 5.0 years (by NLA and gross rent respectively)

**Portfolio Lease Expiry (as at 30 Jun 2014) <sup>(1)(2)</sup>**

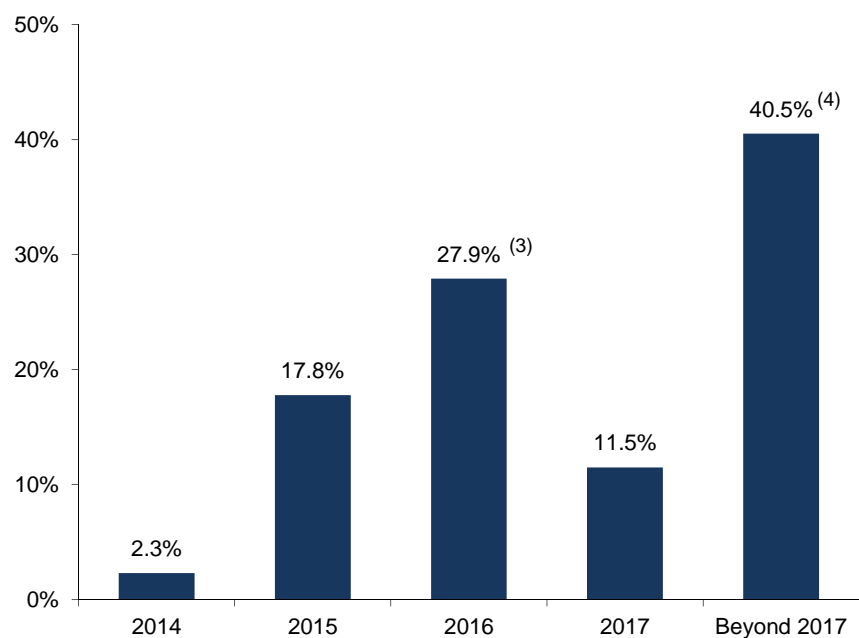


**Notes:**

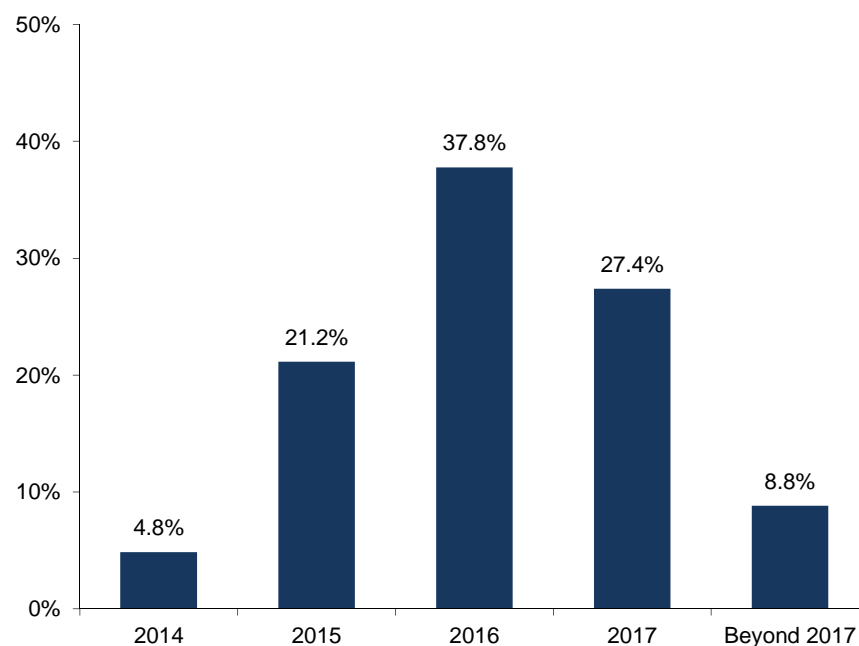
1. Portfolio lease expiry schedule includes SGREIT's properties in Singapore, Malaysia, Australia and Japan but excludes Renhe Spring Zongbei Property, China which operates as a department store with mostly short-term concessionaire leases running 3-12 months.
2. Lease expiry schedule based on committed leases as at 30 Jun 2014.
3. Includes the master tenant leases in Malaysia that enjoy fixed rental escalation and have an option to be renewed for a further 3-year term from 2016.
4. Includes the Toshin master lease that expires in 2025 and the long-term lease in Australia that enjoys periodic rental escalation.

# Portfolio lease expiry profile

### Retail Lease Expiry Profile by Gross Rents (as at 30 Jun 2014) <sup>(1)</sup>



### Office Lease Expiry Profile By Gross Rents (as at 30 Jun 2014) <sup>(2)</sup>



**Notes:**

1. Includes SGREIT's properties in Singapore, Malaysia, Australia and Japan but excludes Renhe Spring Zongbei Property, China which operates as a department store with mostly short-term concessionaire leases running 3-12 months.
2. Comprises Wisma Atria and Ngee Ann City office properties only.
3. Includes the master tenant leases in Malaysia that enjoy fixed rental escalation and have an option to be renewed for a further 3-year term from 2016.
4. Includes the Toshin master lease that expires in 2025 and the long-term lease in Australia that enjoys periodic rental escalation.

# Singapore – Wisma Atria Property (Retail)

## Maintain strong performance



- ➔ Positive rental reversions of 12.3% for leases committed in 2Q 2014
- ➔ Footfall increased by 6.8% y-o-y and 5.2% over the previous quarter to 6.5 million shoppers
- ➔ Tenant sales was stable y-o-y despite the high-base in 2Q 2013<sup>1</sup>
- ➔ Sales efficiency for 2Q 2014 was S\$131 psf

<sup>1</sup> Retail sales turnover increased 34% y-o-y in 2Q 2013

# Singapore – Wisma Atria Property (Retail)

## Continued mall repositioning boosted performance

- Tenant remix of Wisma Atria through strategic clustering
- Level 1 transformed into high street fashion cluster
- As Orchard Road evolves and becomes increasingly popular, we are evaluating with other stakeholders the possibility to unlock unutilised GFA<sup>1</sup> at Wisma Atria

### Level 1 new clustering



<sup>1</sup> approximately 100,000 sq ft for the whole of Wisma Atria

# Singapore – Wisma Atria Property (Retail)

## GOAL! All The WAY

STARHILL  
GLOBAL REIT

- Wisma Atria celebrated the football season this year with GOAL! All The Way from 29 May to 13 July 2014
- A first-of-its-kind for the mall along Orchard Road
- Proceeds from participants to the shootout game were donated to Community Chest<sup>1</sup>
- Guest appearance by football superstar Michael Owen on 28 June 2014 attracted large crowd



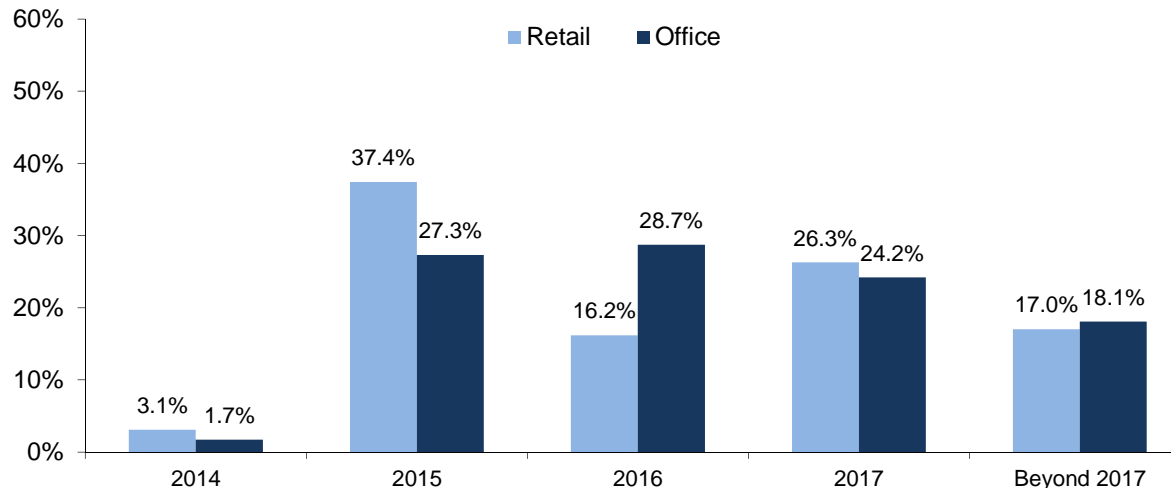
<sup>1</sup> Charity organisation that raises funds for the less fortunate (visit [www.comchest.org.sg](http://www.comchest.org.sg))



# Singapore – Wisma Atria Property

## High occupancy and positive rent reversions

Lease expiry schedule (by gross rent) as at 30 Jun 2014



➔ Committed occupancy: 99.1%

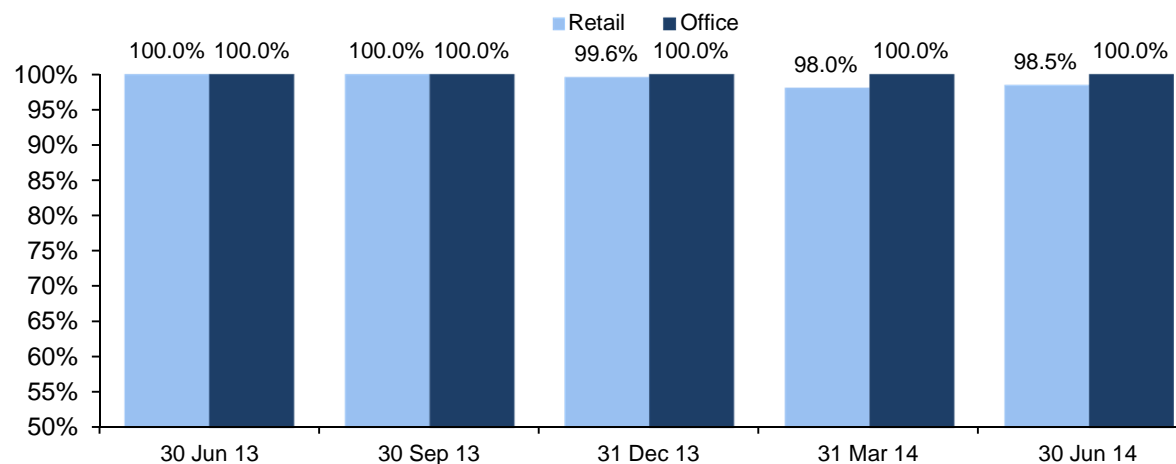
- Retail : 98.5%
- Office : 100.0%

➔ Active lease management

- Retail: Positive rental reversions of 12.3% were achieved for leases committed in 2Q 2014

- Office: Full occupancy maintained. Together with Ngee Ann City Property (Office), positive rental reversions of 17.9% were achieved for leases committed in 2Q 2014

Committed occupancy rates (by NLA)

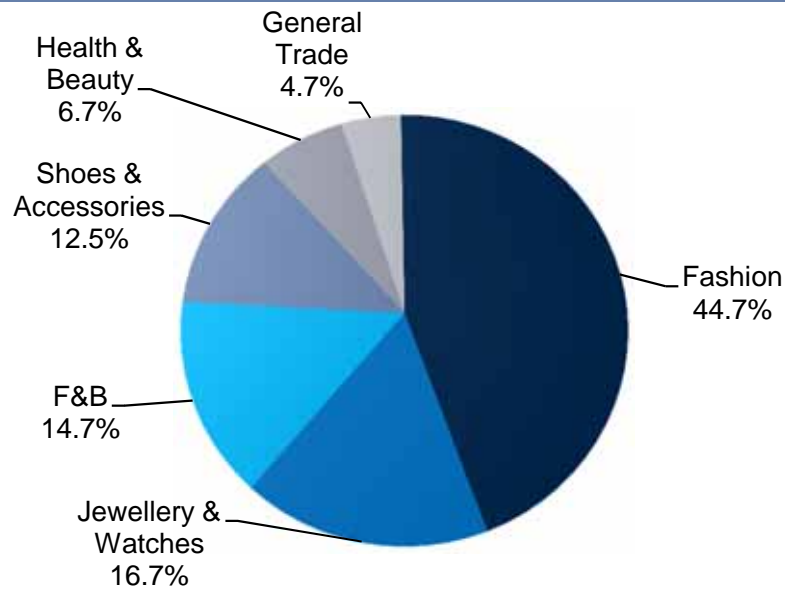


# Singapore – Wisma Atria Property

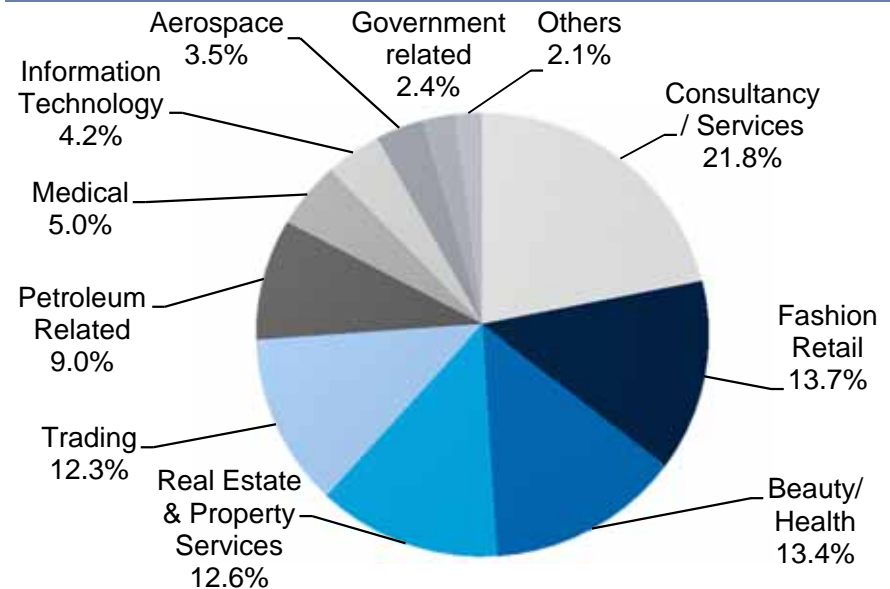
## Diversified tenant base



WA retail trade mix – by % gross rent  
(as at 30 Jun 2014)



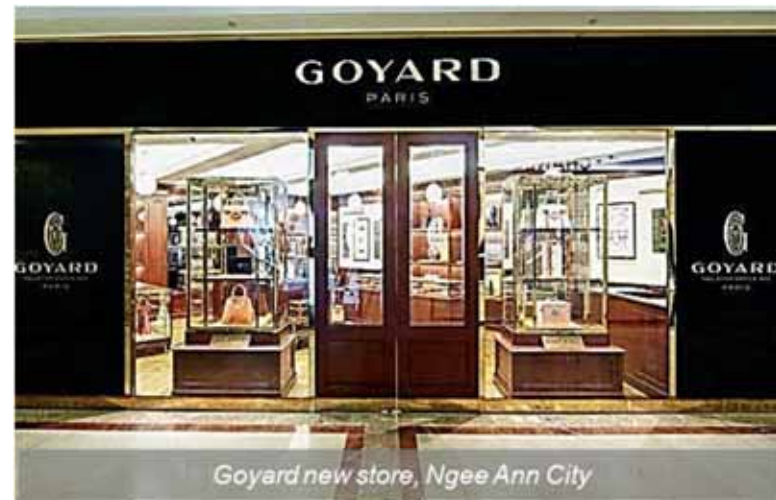
WA office trade mix – by % gross rent  
(as at 30 Jun 2014)



## Singapore – Ngee Ann City Property (Retail) Continuing to be the mall of choice

STARHILL  
GLOBAL REIT

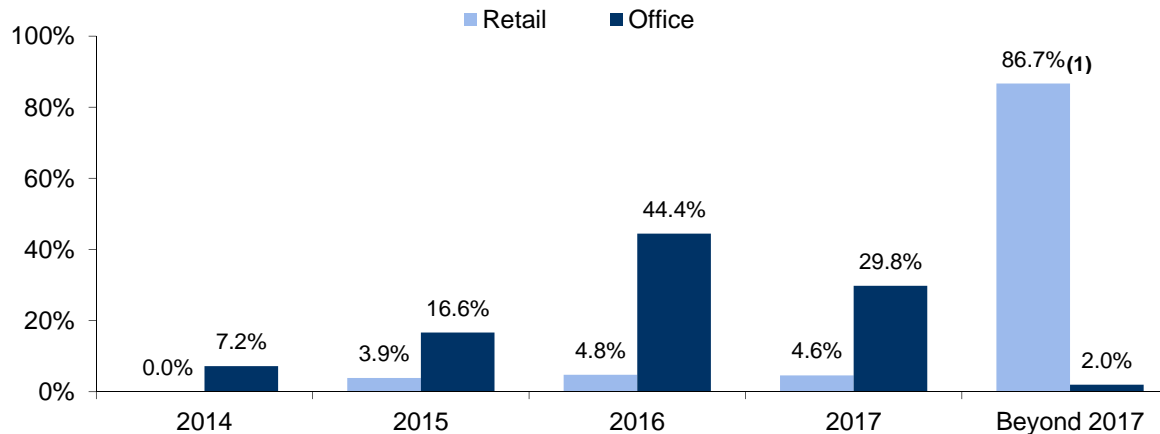
- 2Q 2014 revenue up 4.6% y-o-y, NPI up 6.0% y-o-y
- Ngee Ann City Property (Retail) continues to benefit from the 6.7% rental reversion from master tenant in June 2013
- Books Kinokuniya's relocation to upper level will release approximately 43,000 sq ft of prime retail space on level 3
- Ngee Ann City Property (Retail) is fully occupied as at 30 June 2014



# Singapore – Ngee Ann City Property

## High occupancy and positive rent reversions

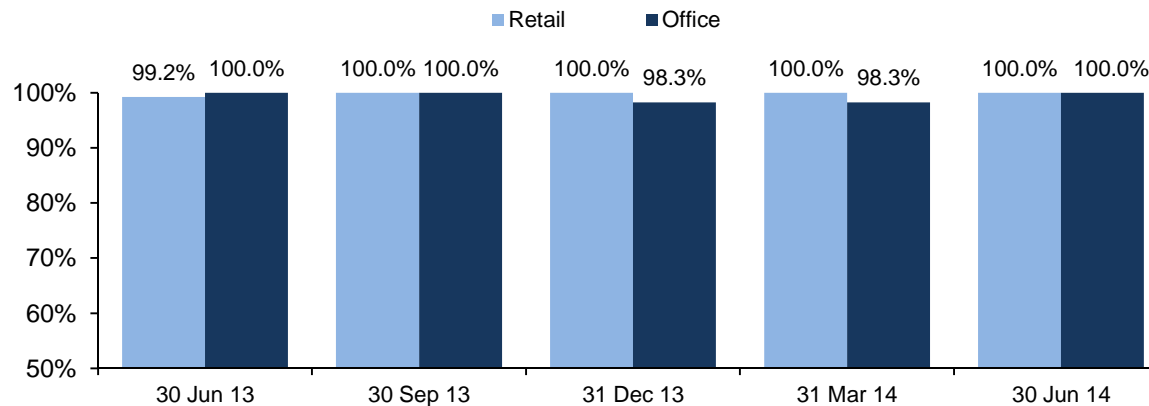
Lease expiry schedule (by gross rent) as at 30 Jun 2014



**Note:**

1. Includes the master tenancy lease with Toshin Development Singapore Pte Ltd subject to a rent review every 3 years.

Committed occupancy rates (by NLA)



➔ Committed occupancy : 100.0%

– Retail : 100.0%

– Office : 100.0%

➔ Active lease management

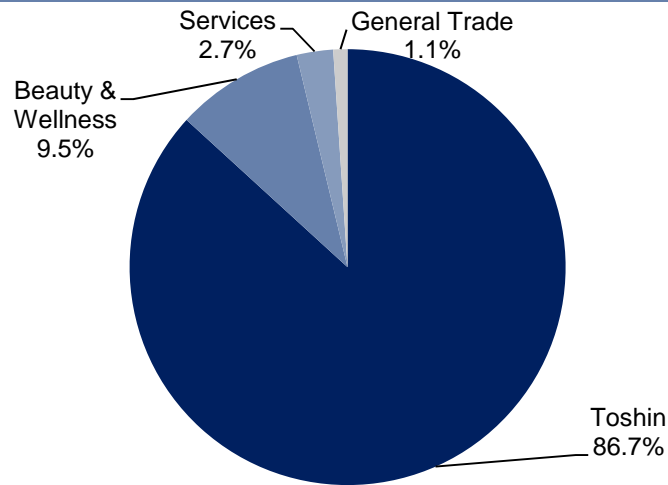
– Retail: Contributions from the 6.7% rental uplift from master tenant's lease renewal in 2Q 2013

– Office: Together with Wisma Atria Property (Office), positive rental reversions of 17.9% were achieved for leases committed in 2Q 2014

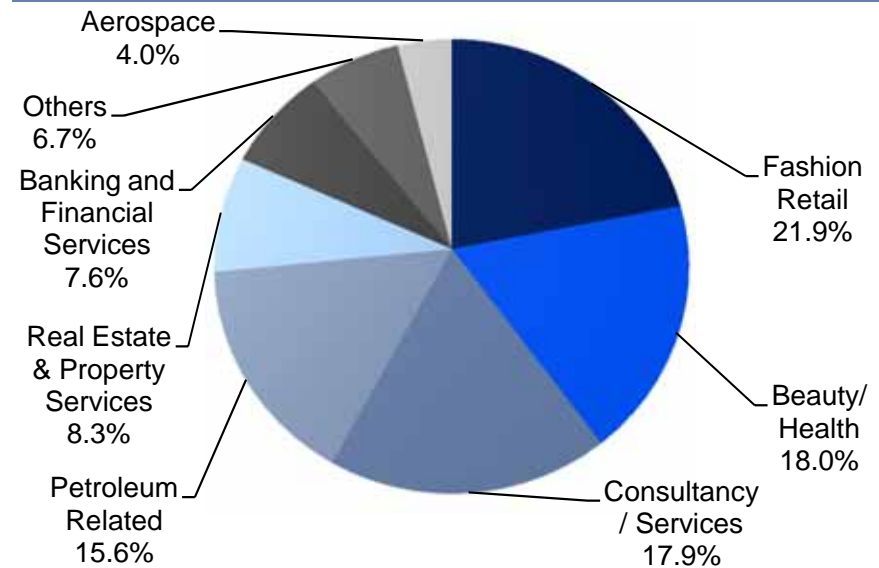
# Singapore – Ngee Ann City Property

## Stable of luxury tenants

NAC retail trade mix – by % gross rent  
(as at 30 Jun 2014)



NAC office trade mix – by % gross rent  
(as at 30 Jun 2014)



## Singapore offices

Strong office performance driven by healthy demand and limited new supply

STARHILL  
GLOBAL REIT

- 2Q 2014 NPI growth of 7.8% y-o-y
- Limited new supply in Orchard Road boosted overall occupancy to 100.0% as at 30 June 2014
- Positive rental reversion of 17.9% for leases committed in 2Q 2014

### Key office tenants



## Malaysia – Starhill Gallery and Lot 10

- Malaysia Properties' 2Q 2014 revenue and NPI eased by 4.1% and 6.2% on higher property tax provisions and depreciation of the Malaysian Ringgit against Singapore Dollar
- The Malaysia portfolio continues to benefit from the 7.2% rental uplift from its master tenant in respect of the lease extension for a further 3 years from 28 June 2013. The step-up rental income has been straight-lined over the fixed term of 3+3 years



# Malaysia – Starhill Gallery Expansion of luxury brands

- ➔ Starhill Gallery continues to up the ante in luxury shopping experience with its recent Starhill Gallery Fashion Week 2014
- ➔ Dior's new 6,200 sq ft store has opened in June, doubling the size of its original store in the mall
- ➔ Louis Vuitton tripled its presence to approximately 16,000 sq ft



Starhill Gallery Fashion Week 2014





# Malaysia – Lot 10 Property Repositioning of Lot 10

- Lot 10 repositioning continues to address consumer demand
- Zara has expanded to a triple volume store
- Configuration of Level 4 into a sports hub. Tenants include Nike Women's, TFC, Converse, Hoops Station, Hundred% and The Marathon Shop



# Australia – David Jones Building & Plaza Arcade

Asset redevelopment in progress with development plans submission

- 2Q 2014 revenue and NPI eased by 2.7% and 3.3% respectively mainly due to the depreciation of the Australian dollar
- Development approval for proposed phase 1 asset redevelopment of Plaza Arcade has been submitted to the City of Perth
- Phase 1 involves the conversion of approx. 9,000 sq ft of upper floor space for retail use. Plan includes renovating shop façade facing Murray Street to accommodate anchor tenants
- Estimated cost of A\$10 million will be funded from internal resources

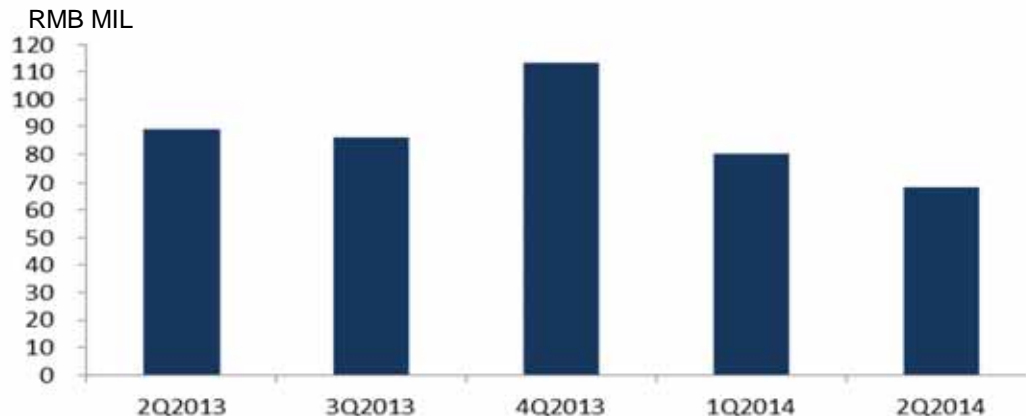


# China – Renhe Spring Zongbei Property

Impacted by new and upcoming retail mall supply and soft luxury retail market

- In SGD terms, NPI in 2Q 2014 decreased 35.7% y-o-y as a result of competition from new retail malls and softer consumer sentiments in the luxury segment resulting from the central government's austerity measures
- New brands were introduced in 2Q 2014 to rejuvenate the tenant mix in the mall
- The China portfolio contributes 5.1% of the Group's revenue in 2Q 2014

Zongbei quarterly sales performance

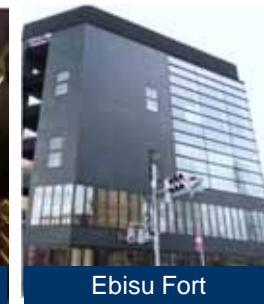
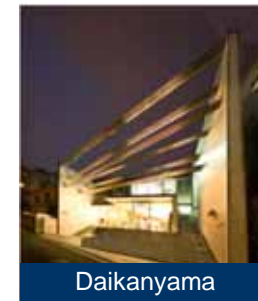
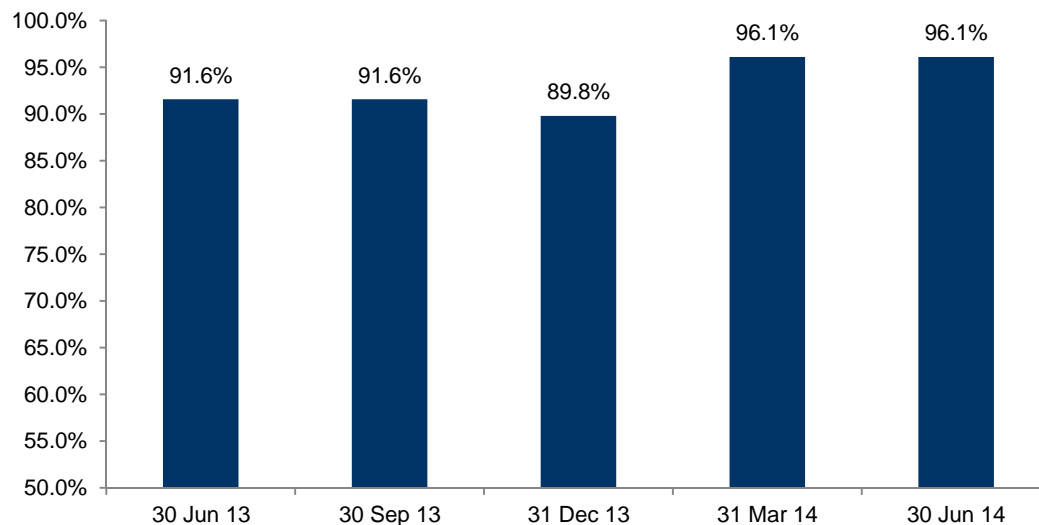


# Japan Properties

## Improved NPI for 2Q 2014 compared to 2Q 2013

- In SGD terms, NPI in 2Q 2014 increased 21.1% y-o-y mainly due to reversal of rental arrears provision in 2Q 2014, partially offset by the depreciation of the Yen against the Singapore Dollar and the loss of income contribution from Holon L which was divested in March 2014
- Overall portfolio occupancies maintained at 96.1% as at 30 June 2014
- The portfolio is hedged by Yen denominated debt, mitigating the FX volatility
- The Japan portfolio contributes 2.4% of the Group's revenue

### Committed occupancy rates





**3**

**Outlook**

**Delivering  
stable  
long-term  
returns  
to Unitholders**

### Strengthened global economic growth

- IMF projects global growth to strengthen from 3.0% in 2013 to 3.4% in 2014
- The Asian Development Bank projects Asia to grow steadily at 6.2% in 2014

*(Source: International Monetary Fund and Asian Development Bank)*

### Asian Consumer outlook

- Asia's GDP share to double from 27% in 2010 to 51% by 2050
- 34% of Asia Pacific's global middle class consumption in 2014 to rise to 78% in 2050

*(Source: The Emerging Middle Class in Developing Countries' by Kharas, Holm, 2010)*

### Focus on strengths

- SGREIT will continue to refine its portfolio and explore potential asset management initiatives and acquisition opportunities

# Looking ahead

## Rental reversion



**Toshin:** Renewal of master lease with 6.7% base rent increase from 2Q 2013 for another 12-year term. Next rent review in 2016.



**Wisma Atria:** Active repositioning with new tenant mix



**Office:** Positive rental reversions



**Starhill Gallery and Lot 10:** Master tenancy 7.2% reversion from 2Q 2013



David Jones lease review (Aug 2014)

## Asset enhancements



**Plaza Arcade & David Jones Building:** Development Approvals submitted for Phase 1 ARD

## Acquisitions & Divestments



Divested  
**Holon L**

**SGREIT continues to refine its portfolio and explore potential asset management initiatives and acquisition opportunities**

2014

2015

2016 and beyond

## Summary – Well positioned for growth

### Quality Assets: Prime Locations

- 12 mid to high-end retail properties in five countries
  - Singapore and Malaysia make up ~86% of total assets. Australia, China and Japan account for the balance of the portfolio
- Quality assets with strong fundamentals strategically located with high shopper traffic

### Strong Financials: Financial Flexibility

- Healthy gearing at 29.4% with debt headroom
- No other debt refinancing requirement until June 2015
- Corporate rating of 'BBB+' by Standard & Poor's
- S\$2 billion unsecured MTN programme rating of 'BBB+' by Standard & Poor's

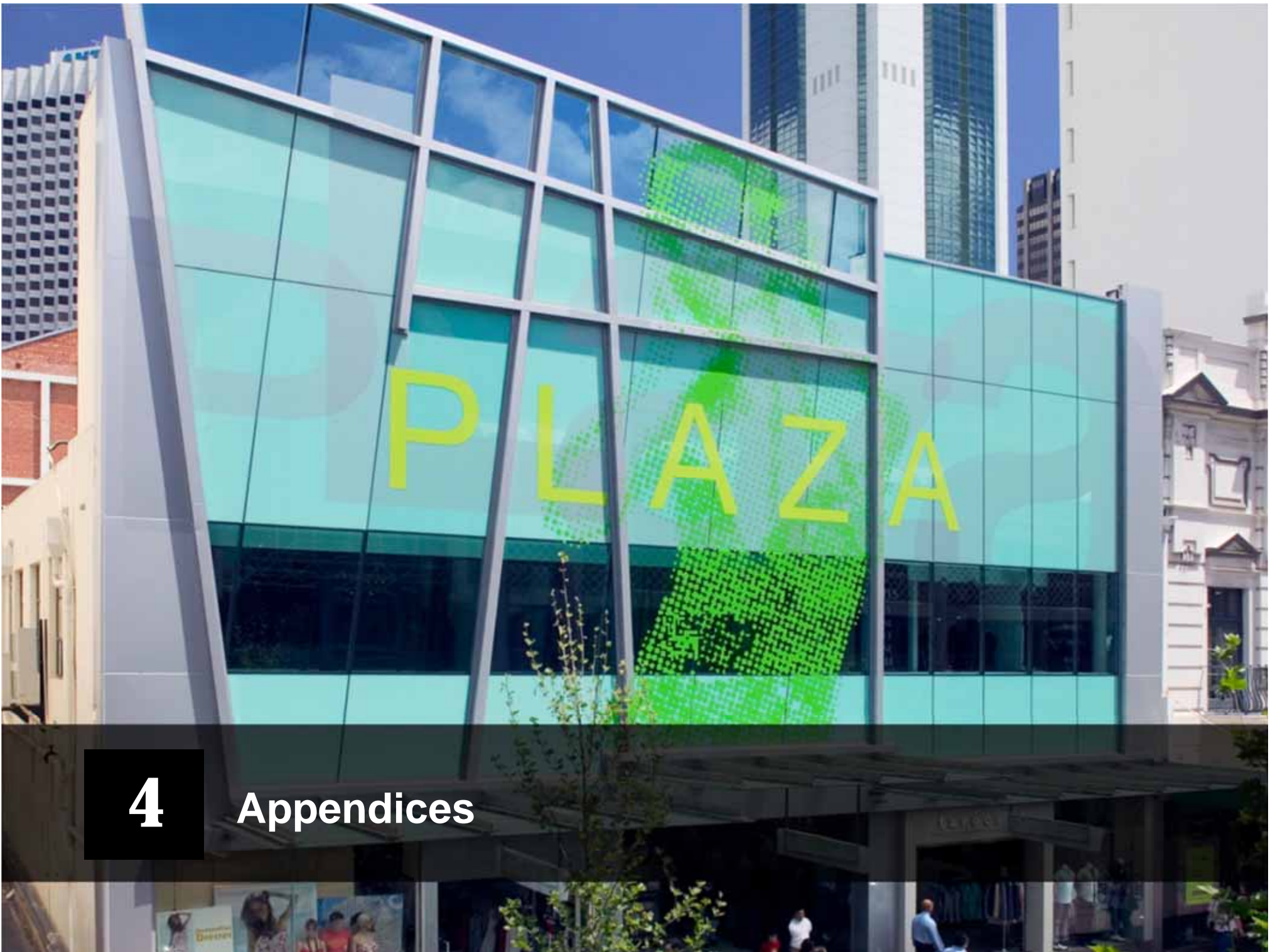
### Developer Sponsor: Strong Synergies

- Strong synergies with the YTL Group, one of the largest companies listed on the Bursa Malaysia with total assets of about US\$17.0 billion as at 30 June 2014
- Global presence with track record of success in real estate development and property management

### Management Team: Proven Track Record

- Demonstrated strong sourcing ability and execution by acquiring 4 quality malls over the last 5 years
  - DJ Building and Plaza Arcade (Perth, Australia), Starhill Gallery and Lot 10 (Kuala Lumpur, Malaysia)
- Asset redevelopment of Wisma Atria and Starhill Gallery demonstrates the depth of the manager's asset management expertise
- International and local retail and real estate experience



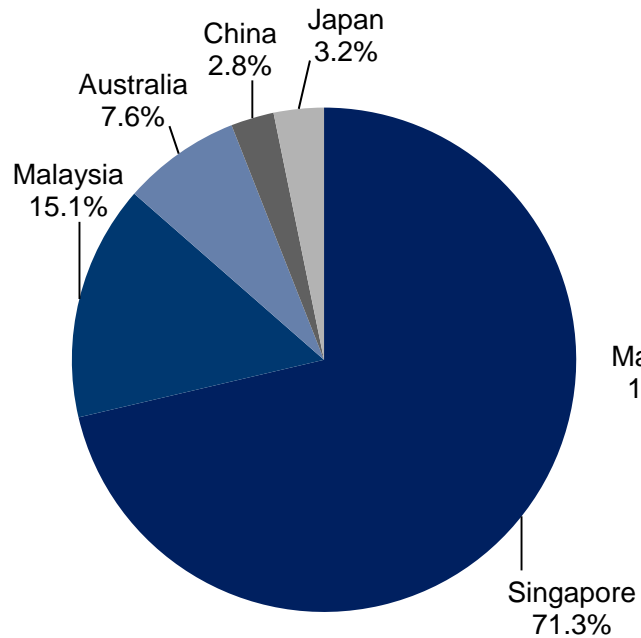


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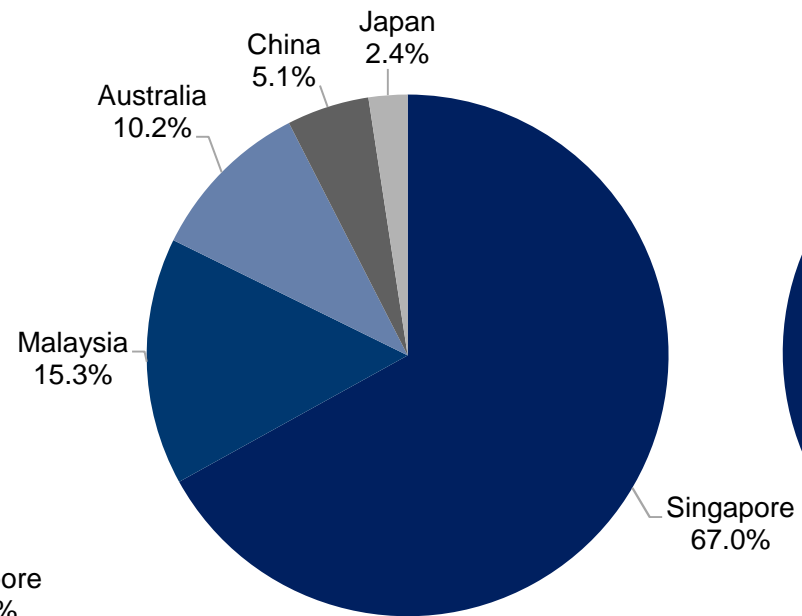
Appendices

Approximately 86% of total asset value attributed to Singapore and Malaysia

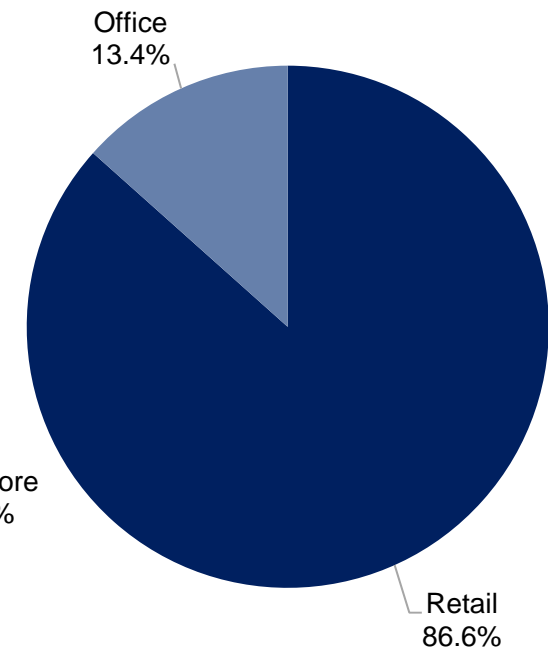
ASSET VALUE  
BY COUNTRY AS AT 30 JUN 2014



2Q 2014 GROSS REVENUE  
BY COUNTRY



2Q 2014 GROSS REVENUE  
BY RETAIL/OFFICE



## Top 10 tenants contribute 55.6% of portfolio gross rents

Tenant Name	Property	% of Portfolio Gross Rent <sup>(1) (2)</sup>
Toshin Development Singapore Pte Ltd	Ngee Ann City, Singapore	21.1%
YTL Group <sup>(3)</sup>	Ngee Ann City & Wisma Atria, Singapore Starhill Gallery & Lot 10, Malaysia	16.8%
David Jones Limited	David Jones Building, Australia	5.0%
Cortina Watch Pte Ltd	Ngee Ann City & Wisma Atria, Singapore	2.3%
Cotton On Singapore Pte Ltd	Wisma Atria, Singapore	2.1%
FJ Benjamin Lifestyle Pte Ltd	Wisma Atria, Singapore	2.1%
Wing Tai Retail Management Pte Ltd	Wisma Atria, Singapore	1.8%
BreadTalk Group	Wisma Atria, Singapore	1.8%
Coach Singapore Pte Ltd	Ngee Ann City & Wisma Atria, Singapore	1.5%
Charles & Keith Group	Wisma Atria, Singapore	1.1%

**Notes:**

1. For the month of June 2014.
2. The total portfolio gross rent is based on the gross rent of all the properties including the Renhe Spring Zongbei Property.
3. Consists of Katagreen Development Sdn Bhd, YTL Singapore Pte Ltd, YTL Starhill Global REIT Management Limited and YTL Starhill Global Property Management Pte Ltd.

# Singapore – Wisma Atria Property

Address	435 Orchard Road, Singapore 238877
Description	<p>Wisma Atria comprises a podium block with four levels and one basement level of retail, three levels of car parking space and 13 levels of office space in the office block.</p> <p>Starhill Global REIT's interest in Wisma Atria comprises 257 strata lots representing 74.23% of the total share value of the strata lots in Wisma Atria (Wisma Atria Property).</p>
Net lettable area	226,130 sq ft <sup>(1)</sup> (Retail - 127,241 sq ft; Office - 98,889 sq ft)
Number of tenants	123 <sup>(2)</sup>
Selected Tenants	<ul style="list-style-type: none"> <li>• Tory Burch</li> <li>• Coach</li> <li>• i.t.</li> <li>• Omega</li> <li>• Tag Heuer</li> <li>• TimeWise by Cortina Watch</li> <li>• Paris Baguette</li> <li>• Victoria's Secret</li> </ul>
Title	Leasehold estate of 99 years expiring on 31 March 2061
Valuation	S\$961.5 million <sup>(1)</sup>



- ➔ Retail and office development located on Orchard Road, Singapore's premier shopping belt, with approximately 100 metres of prime street frontage
- ➔ The mall's underground pedestrian linkway connects Wisma Atria to the Orchard MRT station and Ngee Ann City

**Note:**

1. As at 31 December 2013.
2. As at 30 June 2014.

# Singapore – Ngee Ann City Property

Address	391/391B Orchard Road, Singapore 238874
Description	<p>Ngee Ann City is a commercial complex with 18 levels of office space in the twin office tower blocks (Tower A and B) and a seven-storey podium with three basement levels comprising retail and car parking space.</p> <p>Starhill Global REIT's interest in Ngee Ann City comprises four strata lots representing 27.23% of the total share value of the strata lots in Ngee Ann City (Ngee Ann City Property).</p>
Net lettable area	394,186 sq ft <sup>(1)</sup> (Retail - 255,021 sq ft; Office - 139,165 sq ft)
Number of tenants	53 <sup>(2)</sup>
Title	Leasehold estate of 69 years and 4 months expiring on 31 March 2072
Selected brands of tenants	<ul style="list-style-type: none"> <li>• Louis Vuitton</li> <li>• Chanel</li> <li>• Berluti</li> <li>• Goyard</li> <li>• Roger Vivier</li> <li>• Hugo Boss</li> <li>• Piaget</li> <li>• Loewe</li> <li>• Ladurée</li> <li>• DBS Treasures</li> </ul>
Valuation	S\$1,074.0 million <sup>(1)</sup>



- ➔ Retail and office development located on Orchard Road, providing more than 90 metres of prime Orchard Road frontage
- ➔ Located next to Wisma Atria, Ngee Ann City is easily accessible via a network of major roads and on foot through the underground pedestrian linkway to Wisma Atria and the underpasses along Orchard Road

**Note:**

1. As at 31 December 2013.
2. As at 30 June 2014.

# Kuala Lumpur, Malaysia – Starhill Gallery

Address	181 Jalan Bukit Bintang, 55100 Kuala Lumpur, Malaysia
Description	Starhill Gallery is a shopping centre comprising part of a seven-storey building with five basements and a 12-storey annex building with three basements.
Net lettable area	306,113 sq ft
Number of tenants	1 <sup>(1)</sup>
Title	Freehold
Selected brands of tenants	<ul style="list-style-type: none"> <li>• Louis Vuitton</li> <li>• Dior</li> <li>• Audemars Piguet</li> <li>• Richard Mille</li> <li>• Maitres du Temps</li> <li>• Gübelin</li> <li>• Sergio Rossi</li> <li>• Van Cleef &amp; Arpels</li> <li>• Debenhams</li> </ul>
Valuation	S\$262.3 million <sup>(2)</sup>



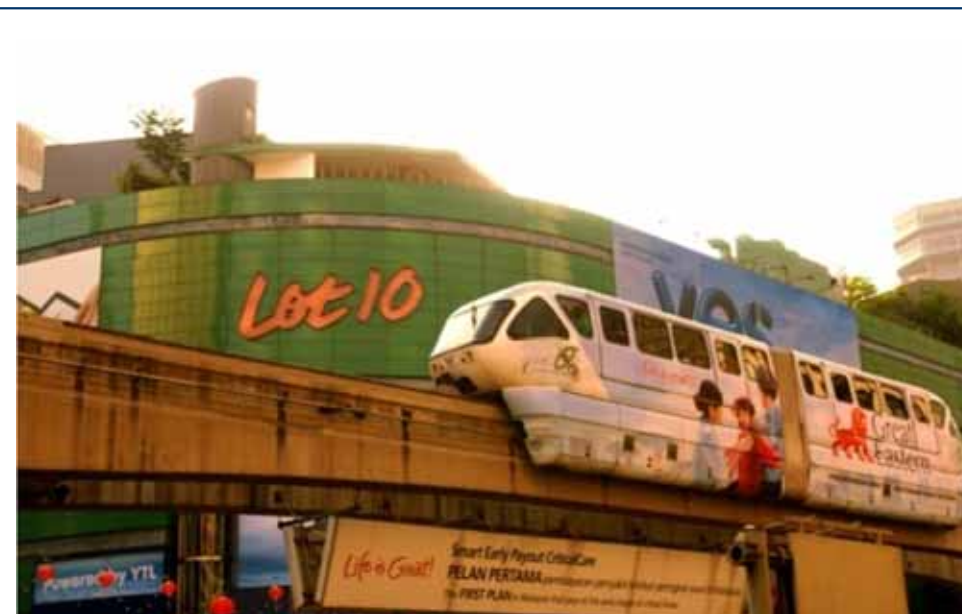
- Located in Bukit Bintang, Kuala Lumpur's premier shopping and entertainment district, Starhill Gallery features a high profile tenant base of international designer labels and luxury watch and jewellery brands, attracting affluent tourists and shoppers
- Starhill Gallery is connected to two luxury hotels, the JW Marriot Hotel Kuala Lumpur and The Ritz-Carlton Kuala Lumpur

**Notes:**

1. As at 30 June 2014 - Master lease with Katagreen Development Sdn Bhd.
2. As at 31 December 2013.

# Kuala Lumpur, Malaysia – Lot 10 Property

Address	50 Jalan Sultan Ismail, 50250 Kuala Lumpur, Malaysia
Description	137 parcels and 2 accessory parcels of retail and office spaces held under separate strata titles within a shopping centre known as Lot 10 Shopping Centre which consists of an 8-storey building with a basement and a lower ground floor, together with a 7-storey annex building with a lower ground floor (Lot 10 Property).
Net lettable area	256,811 sq ft
Number of tenants	1 <sup>(1)</sup>
Title	Leasehold estate of 99 years expiring on 29 July 2076
Selected brands of tenants	<ul style="list-style-type: none"> <li>• H&amp;M (first flagship store in Malaysia)</li> <li>• Zara</li> <li>• Apple</li> <li>• National Geographic</li> <li>• Braun Buffel</li> <li>• Timberland</li> <li>• Lot 10 Hutong</li> </ul>
Valuation	S\$165.6 million <sup>(2)</sup>



- Located within the heart of the popular Bukit Bintang shopping and entertainment precinct in Kuala Lumpur
- Lot 10 is located next to Bukit Bintang monorail station. The H&M store will directly connect to the Bukit Bintang monorail station via a platform at Level 2 in the future
- The future Bukit Bintang Central MRT Station (Klang Valley MRT project, Sungai Buloh-Kajang Line) will be located directly opposite the mall when fully completed in 2017

**Notes:**

1. As at 30 June 2014 - Master lease with Katagreen Development Sdn Bhd.
2. As at 31 December 2013.

# Perth, Australia – David Jones Building & Plaza Arcade

## David Jones Building

Address	622-648 Hay Street Mall, Perth, Western Australia
Description	A four-storey property, which includes a heritage-listed building constructed circa 1910 that was formerly the Savoy hotel. The property is anchored by the popular David Jones department store and seven other specialty tenancies.
Gross lettable area	259,082 sq ft
Number of tenants	8 <sup>(1)</sup>
Title	Freehold
Selected brands of tenants	David Jones, Body Shop, Connor, Jeans West, Pandora, Zu, Betts and Michael Hill
Valuation	S\$150.6 million <sup>(2)</sup>

## Plaza Arcade

Address	650 Hay Street Mall & 185 Murray Street Mall, Perth, Western Australia
Description	A three storey heritage listed retail building located next to the David Jones Building. The property was renovated in 2006 and has 35 speciality retail tenants located mostly at the ground and basement floors.
Gross lettable area	24,212 sq ft
Number of tenants	35 <sup>(1)</sup>
Title	Freehold
Selected brands of tenants	Billabong, Just Jeans, Lush, Virgin Mobile and Vodafone
Valuation	S\$57.5 million <sup>(2)</sup>

**Note:**

1. As at 30 June 2014.
2. As at 31 December 2013.



- Both properties are located next to the other in the heart of Perth's central business district, along the bustling Murray and Hay Street – the only two pedestrian retail streets in the city
- Unutilised space on the upper levels of both buildings can be tapped and connections between the buildings can be further optimised due to the adjacency of both buildings



# Chengdu, China – Renhe Spring Zongbei Property

Address	No.19, Renminnan Road, Chengdu, China
Description	A four-storey plus mezzanine level retail department store completed in 2003. Part of a mixed-use commercial complex comprising retail and office.
Gross floor area	100,854 sq ft
Number of tenants	91 <sup>(1)</sup>
Title	Leasehold estate of 40 years expiring on 27 December 2035
Lease type	Nearly 100% of leases are based on a turnover rent structure
Selected brands of tenants	<ul style="list-style-type: none"> <li>• Armani Collezioni</li> <li>• Bally</li> <li>• Dunhill</li> <li>• Ermenegildo Zegna</li> <li>• Hugo Boss</li> <li>• Mont Blanc</li> <li>• Rolex</li> </ul>
Valuation	S\$81.7 million <sup>(2)</sup>



➔ Located close to consulates in Chengdu and in a high-end commercial and high income area, Renhe Spring Zongbei Property is positioned as a mid- to high-end department store operating under the Renhe Spring (仁和春天百货) brand name.

**Notes:**

1. As at 30 June 2014.
2. As at 31 December 2013.

# Japan Properties – Properties are within five minutes' walk from nearest subway stations



**Harajuku:**  
1) Harajuku Secondo



**Roppongi:**  
1) Roppongi Terzo



**Ebisu:**  
1) Daikanyama Bldg  
2) Ebisu Fort



**Meguro:**  
1) Nakameguro Bldg



No. of Properties	5
Total Net Lettable Area	47,130 sq ft <sup>(1)</sup>
Total No. of tenants	16 <sup>(2)</sup>
Title	Freehold
Total Valuation	S\$89.7 million <sup>(1)</sup>

**Notes:**

- 1. As at 31 December 2013. Excludes Holon L which was divested on 19 March 2014.
- 2. As at 30 June 2014.

## 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

**CPU** means convertible preferred units in Starhill Global REIT

**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

**YTD** means year to date

*All values are expressed in Singapore currency unless otherwise stated*

*Note: Discrepancies in the tables and charts between the listed figures and totals thereof are due to rounding*

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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 costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s view of future events.

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