Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the Third Quarter Ended 31 March 2016

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 (as amended, restated or supplemented from time to time) between YTL Starhill Global REIT Management Limited as the Manager of Starhill Global REIT and HSBC Institutional Trust Services (Singapore) Limited as the Trustee of Starhill Global REIT. Starhill Global REIT was listed on the main board of the Singapore Exchange Securities Trading Limited on 20 September 2005.

The principal activity of Starhill Global REIT and its subsidiaries (the "Group") is to invest primarily in prime real estate used mainly for retail and/or office purposes, with the objective of delivering regular and stable distributions to Unitholders ("Unitholders") and to achieve long-term growth in the net asset value per unit.

These financial statements for the quarter from 1 January 2016 to 31 March 2016 have not been audited or reviewed by our auditors. The current figures presented in these financial statements are in relation to the period from 1 January 2016 to 31 March 2016 ("3Q FY15/16") as well as the nine months period from 1 July 2015 to 31 March 2016 ("YTD FY15/16"). The comparative figures are in relation to the period from 1 January 2015 to 31 March 2015 ("5Q FY14/15") as well as the nine months period from 1 July 2014 to 31 March 2015 ("YTD FY14/15").

During the quarter ended 31 March 2016, the Group completed the divestment of Roppongi Terzo in Tokyo, Japan on 7 January 2016 at a sale price of JPY2,500 million.

As at 31 March 2016, 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 Myer Centre Adelaide, David Jones Building and Plaza Arcade in Australia (collectively the "Australia Properties");
- 100% interest in Starhill Gallery and 137 strata parcels and two accessory parcels within Lot 10 shopping centre ("Lot 10 Property") in Kuala Lumpur, Malaysia (collectively the "Malaysia Properties");
- 100% interest in Renhe Spring Zongbei Department Store in Chengdu, China (the "Renhe Spring Zongbei Property"); and
- 100% interest in four properties in Tokyo, Japan (the "Japan Properties").

SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE THIRD QUARTER ENDED 31 MARCH 2016

	Group 01/01/16 to 31/03/16 S$'000	Group 01/01/15 to 31/03/15 S$'000	Increase / (Decrease) %
Gross revenue	53,635	47,878	12.0%
Net property income	41,589	38,880	7.0%
Income available for distribution	27,958	28,398	(1.5%)
Income to be distributed to:			
- Unitholders	27,483	27,131	1.3%
- Convertible preferred units ("CPU") Holder [(1)]	-	248	(100.0%)
Total income to be distributed	27,483	27,379	0.4%

	Group 01/01/16 to 31/03/16	Group 01/01/15 to 31/03/15	Increase / (Decrease)
	Cents per unit/CPU		%
Distribution per unit ("DPU")/per CPU			
Unitholders			
For the quarter from 1 January to 31 March [(2)]	1.26	1.26	-
Annualised (based on the three months ended 31 March)	5.07	5.11	(0.8%)
CPU Holder			
For the quarter from 1 January to 31 March [(1)]	-	1.22	(100.0%)
Annualised (based on the three months ended 31 March)	-	4.94	(100.0%)

Footnotes:

(1) There is no income to be distributed to CPU Holder for the quarter ended 31 March 2016, following the conversion of the remaining CPU on 25 June 2015. The actual distribution to CPU Holder for the quarter ended 31 March 2015 was 1.2191 cents per CPU.

(2) The computation of DPU for the quarter ended 31 March 2016 is based on total number of units entitled to the distributable income for the period from 1 January 2016 to 31 March 2016 of 2,181,204,435.

DISTRIBUTION DETAILS

Distribution period	1 January 2016 to 31 March 2016
Distribution amount to:	
Unitholders	1.26 cents per unit
Books closure date	3 May 2016
Payment date	30 May 2016

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 (3Q FY15/16 vs 5Q FY14/15)

	Notes	Group 01/01/16 to 31/03/16 S$'000	Group 01/01/15 to 31/03/15 S$'000	Increase / (Decrease) %	Trust 01/01/16 to 31/03/16 S$'000	Trust 01/01/15 to 31/03/15 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**53,635**	**47,878**	**12.0%**	**33,113**	**33,399**	**(0.9%)**
Maintenance and sinking fund contributions		(1,761)	(1,770)	(0.5%)	(1,732)	(1,732)	-
Property management fees	(b)	(1,567)	(1,144)	37.0%	(1,008)	(1,008)	-
Property tax	(c)	(5,045)	(3,494)	44.4%	(3,182)	(2,625)	21.2%
Other property expenses	(d)	(3,673)	(2,590)	41.8%	(824)	(1,256)	(34.4%)
Property expenses		**(12,046)**	**(8,998)**	**33.9%**	**(6,746)**	**(6,621)**	**1.9%**
Net property income		**41,589**	**38,880**	**7.0%**	**26,367**	**26,778**	**(1.5%)**
Finance income	(e)	259	313	(17.3%)	14	51	(72.5%)
Interest income from subsidiaries		-	-	-	1,405	834	68.5%
Dividend income from subsidiaries		-	-	-	-	6,433	(100.0%)
Fair value adjustment on security deposits	(f)	(97)	(165)	(41.2%)	(37)	(122)	(69.7%)
Management fees	(g)	(3,921)	(3,642)	7.7%	(3,677)	(3,382)	8.7%
Trust expenses	(h)	(821)	(718)	14.3%	(816)	(530)	54.0%
Finance expenses	(i)	(10,043)	(7,523)	33.5%	(6,047)	(5,144)	17.6%
Loss on divestment of investment property	(j)	(87)	-	NM	-	-	-
Non property expenses		**(14,710)**	**(11,735)**	**25.4%**	**(9,158)**	**(1,860)**	**392.4%**
Net income before tax		**26,879**	**27,145**	**(1.0%)**	**17,209**	**24,918**	**(30.9%)**
Change in fair value of derivative instruments	(k)	(7,983)	1,934	NM	(8,067)	1,947	NM
Foreign exchange (loss)/gain	(l)	(1,531)	-	NM	(684)	991	NM
Total return for the period before tax and distribution		**17,365**	**29,079**	**(40.3%)**	**8,458**	**27,856**	**(69.6%)**
Income tax expense	(m)	(147)	(478)	(69.2%)	-	-	-
Total return for the period after tax, before distribution		**17,218**	**28,601**	**(39.8%)**	**8,458**	**27,856**	**(69.6%)**
Non-tax deductible/(chargeable) items and other adjustments	(n)	10,740	(203)	NM	19,500	542	NM
Income available for distribution		**27,958**	**28,398**	**(1.5%)**	**27,958**	**28,398**	**(1.5%)**

Footnotes:

(a) Gross revenue comprises gross rent and other revenue earned from investment properties, including turnover rent. The increase in gross revenue for the Group was mainly due to contribution from Myer Centre Adelaide (acquired in May 2015), partially offset by weaker contribution from Wisma Atria Property and the remaining overseas properties. Approximately 38% (5Q FY14/15: 30%) of total gross revenue for the three months ended 31 March 2016 were contributed by the overseas properties.

(b) Property management fees comprise mainly 3.0% per annum of the gross revenue from Singapore Properties and fees paid to external property managers for Japan Properties, Renhe Spring Zongbei Property and Australia Properties. The increase was mainly due to full quarter of fees for Myer Centre Adelaide.

(c) Property tax expenses were higher for the current quarter mainly due to full quarter of expenses for Myer Centre Adelaide and higher property tax for Wisma Atria Property attributable to property tax refund in 5Q FY14/15.

(d) Other property expenses were higher for the current quarter mainly due to full quarter of expenses for Myer Centre Adelaide. The increase was partially offset by lower operating expenses at Wisma Atria Property and Renhe Spring Zongbei Property.

(e) Represents interest income from bank deposits and current accounts for the three months ended 31 March 2016. The decrease was largely in line with the lower fixed deposits placed during the current quarter.

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

(g) Management fees comprise mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property. The increase was in line with the higher average value of the trust property during the current quarter.

(h) The increase in trust expenses was mainly due to full quarter of expenses for Myer Centre Adelaide and higher expenses incurred by the Trust for the three months ended 31 March 2016. See also item (j).

(i) Finance expenses were higher for the current quarter mainly due to interest costs on the borrowings drawn to fund the acquisition of Myer Centre Adelaide, partially offset by lower interest costs incurred on the existing foreign currency borrowings for the three months ended 31 March 2016.

(j) Represents the difference between net proceeds (including directly attributable costs) from divestment and the carrying amount of Roppongi Terzo divested during the quarter ended 31 March 2016. The directly attributable costs include S$0.2 million which was classified as trust expenses at the Trust level.

(k) Represents mainly the change in the fair value of interest rate swaps and caps, as well as foreign exchange forward contracts for the three months ended 31 March 2016.

(l) Represents mainly the unrealised foreign exchange differences on translation of the Trust's intercompany loans and JPY term loan, as well as realised foreign exchange differences from the settlement of forward contracts for the three months ended 31 March 2016.

(m) Income tax expense includes withholding tax, corporate tax and deferred tax provided for the overseas properties. The decrease was mainly attributable to lower withholding tax provision for the Australia Properties and lower corporate tax and withholding tax provision for Renhe Spring Zongbei Property.

(n) See details in the distribution statement below.

Distribution Statement (3Q FY15/16 vs 5Q FY14/15)

	Notes	Group 01/01/16 to 31/03/16 S$'000	Group 01/01/15 to 31/03/15 S$'000	Increase / (Decrease) %	Trust 01/01/16 to 31/03/16 S$'000	Trust 01/01/15 to 31/03/15 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**17,218**	**28,601**	**(39.8%)**	**8,458**	**27,856**	**(69.6%)**
Non-tax deductible/(chargeable) items and other adjustments:		10,740	(203)	NM	19,500	542	NM
Finance costs	(o)	232	256	(9.4%)	535	750	(28.7%)
Sinking fund contribution		451	451	-	451	451	-
Depreciation		71	67	6.0%	71	67	6.0%
Change in fair value of derivative instruments		7,983	(1,934)	NM	8,067	(1,947)	NM
Deferred income tax		43	44	(2.3%)	-	-	-
Foreign exchange loss/(gain)		1,605	-	NM	684	(991)	NM
Fair value adjustment on security deposits		97	165	(41.2%)	37	122	(69.7%)
Other items	(p)	258	748	(65.5%)	1,047	543	92.8%
Net overseas income not distributed to the Trust, net of amount received		-	-	-	8,608	1,547	456.4%
Income available for distribution		**27,958**	**28,398**	**(1.5%)**	**27,958**	**28,398**	**(1.5%)**
Income to be distributed to:							
- Unitholders	(q)	**27,483**	**27,131**	**1.3%**	**27,483**	**27,131**	**1.3%**
- CPU Holder	(r)	**-**	**248**	**(100.0%)**	**-**	**248**	**(100.0%)**
Total income to be distributed		**27,483**	**27,379**	**0.4%**	**27,483**	**27,379**	**0.4%**

Footnotes:

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

(p) Other items include mainly trustee's fee, straight-line rental adjustments, commitment fees, reversal of gross profit from Japan divestment and other non-tax deductible/chargeable costs.

(q) Approximately S$0.5 million of income available for distribution for the three months ended 31 March 2016 has been retained for working capital requirements.

(r) There is no income to be distributed to CPU Holder for the three months ended 31 March 2016, following the conversion of the remaining CPU on 25 June 2015.

Statement of Total Return and Distribution (YTD FY15/16 vs YTD FY14/15)

	Notes	Group 01/07/15 to 31/03/16 S$'000	Group 01/07/14 to 31/03/15 S$'000	Increase / (Decrease) %	Trust 01/07/15 to 31/03/16 S$'000	Trust 01/07/14 to 31/03/15 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**166,033**	**145,366**	**14.2%**	**101,055**	**99,244**	**1.8%**
Maintenance and sinking fund contributions	(b)	(5,305)	(5,055)	4.9%	(5,195)	(4,936)	5.2%
Property management fees	(c)	(4,712)	(3,449)	36.6%	(3,060)	(3,004)	1.9%
Property tax	(d)	(15,155)	(11,176)	35.6%	(9,551)	(8,535)	11.9%
Other property expenses	(e)	(11,930)	(7,633)	56.3%	(2,750)	(3,501)	(21.5%)
Property expenses		**(37,102)**	**(27,313)**	**35.8%**	**(20,556)**	**(19,976)**	**2.9%**
Net property income		**128,931**	**118,053**	**9.2%**	**80,499**	**79,268**	**1.6%**
Finance income	(f)	647	874	(26.0%)	37	182	(79.7%)
Interest income from subsidiaries		-	-	-	4,226	2,400	76.1%
Dividend income from subsidiaries		-	-	-	4,762	21,062	(77.4%)
Fair value adjustment on security deposits	(g)	(480)	(273)	75.8%	(290)	(123)	135.8%
Management fees	(h)	(11,929)	(11,095)	7.5%	(11,199)	(10,292)	8.8%
Trust expenses	(i)	(2,623)	(2,123)	23.6%	(2,390)	(1,617)	47.8%
Finance expenses	(j)	(29,319)	(22,887)	28.1%	(18,238)	(15,031)	21.3%
Loss on divestment of investment property	(k)	(87)	-	NM	-	-	-
Non property expenses		**(43,791)**	**(35,504)**	**23.3%**	**(23,092)**	**(3,419)**	**575.4%**
Net income before tax		**85,140**	**82,549**	**3.1%**	**57,407**	**75,849**	**(24.3%)**
Change in fair value of derivative instruments	(l)	(3,826)	4,253	NM	(3,601)	4,299	NM
Foreign exchange loss	(m)	(5,746)	-	NM	(5,991)	(8,477)	(29.3%)
Change in fair value of investment properties	(n)	-	34,524	(100.0%)	-	36,000	(100.0%)
Total return for the period before tax and distribution		**75,568**	**121,326**	**(37.7%)**	**47,815**	**107,671**	**(55.6%)**
Income tax expense	(o)	(1,884)	(362)	420.4%	-	-	-
Total return for the period after tax, before distribution		**73,684**	**120,964**	**(39.1%)**	**47,815**	**107,671**	**(55.6%)**
Non-tax deductible/(chargeable) items and other adjustments	(p)	14,380	(34,958)	NM	40,249	(21,665)	NM
Income available for distribution		**88,064**	**86,006**	**2.4%**	**88,064**	**86,006**	**2.4%**

Footnotes:

(a) Gross revenue comprises gross rent and other revenue earned from investment properties, including turnover rent. The increase in gross revenue for the Group was mainly due to contribution from Myer Centre Adelaide (acquired in May 2015), as well as stronger performance of Singapore Properties, partially offset by weaker contribution from the other overseas properties. Approximately 39% (YTD FY14/15: 32%) of total gross revenue for the nine months ended 31 March 2016 were contributed by the overseas properties.

(b) The increase was mainly attributable to the reversal of maintenance fund contribution for Wisma Atria Property in YTD FY14/15.

(c) Property management fees comprise mainly 3.0% per annum of the gross revenue from Singapore Properties and fees paid to external property managers for Japan Properties, Renhe Spring Zongbei Property and Australia Properties. The increase was mainly due to full period of fees for Myer Centre Adelaide.

(d) Property tax expenses were higher for the current period mainly due to full period of expenses for Myer Centre Adelaide, higher property tax for Wisma Atria Property mainly attributable to the property tax refund in YTD FY14/15, as well as higher property taxes (net of rebate) for Malaysia Properties due to reversal of excess provision in YTD FY14/15 following the revision in property tax assessment.

(e) Other property expenses were higher for the current period mainly due to full period of expenses for Myer Centre Adelaide. The increase was partially offset by lower operating expenses incurred by Wisma Atria Property and Renhe Spring Zongbei Property.

(f) Represents interest income from bank deposits and current accounts for the nine months ended 31 March 2016. The decrease was largely in line with the lower fixed deposits placed during the current period.

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

(h) Management fees comprise mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property. The increase was in line with the higher average value of the trust property during the current period.

(i) The increase in trust expenses was mainly due to full period of expenses for Myer Centre Adelaide and higher expenses incurred by the Trust for the nine months ended 31 March 2016. See also item (k).

(j) Finance expenses were higher for the current period mainly due to interest costs on the borrowings drawn to fund the acquisition of Myer Centre Adelaide, partially offset by lower interest costs incurred on the existing foreign currency borrowings for the nine months ended 31 March 2016.

(k) Represents the difference between net proceeds (including directly attributable costs) from divestment and the carrying amount of Roppongi Terzo divested in January 2016. The directly attributable costs include S$0.2 million which was classified as trust expenses at the Trust level.

(l) Represents mainly the change in the fair value of interest rate swaps and caps, as well as foreign exchange forward contracts for the nine months ended 31 March 2016.

(m) Represents mainly the unrealised foreign exchange differences on translation of the Trust's intercompany loans and JPY term loan, as well as realised foreign exchange differences from the settlement of forward contracts for the nine months ended 31 March 2016.

(n) The change in fair value of investment properties for the nine months ended 31 March 2015 represented a net revaluation gain based on the Group's property valuation as at 31 December 2014.

(o) Income tax expense includes withholding tax, corporate tax and deferred tax provided for the overseas properties. The increase was mainly attributable to higher withholding tax provision for the Australia Properties for the current period and reversal of deferred tax provision for Renhe Spring Zongbei Property in YTD FY14/15 following its downward property valuation as at 31 December 2014. The increase was partially offset by lower corporate tax and withholding tax provision for Renhe Spring Zongbei Property for the current period.

(p) See details in the distribution statement below.

Distribution Statement (YTD FY15/16 vs YTD FY14/15)

	Notes	Group 01/07/15 to 31/03/16 S$'000	Group 01/07/14 to 31/03/15 S$'000	Increase / (Decrease) %	Trust 01/07/15 to 31/03/16 S$'000	Trust 01/07/14 to 31/03/15 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**73,684**	**120,964**	**(39.1%)**	**47,815**	**107,671**	**(55.6%)**
Non-tax deductible/(chargeable) items and other adjustments:		14,380	(34,958)	NM	40,249	(21,665)	NM
Finance costs	(q)	696	777	(10.4%)	1,608	1,720	(6.5%)
Sinking fund contribution		1,356	1,356	-	1,356	1,356	-
Depreciation		212	183	15.8%	212	183	15.8%
Change in fair value of derivative instruments		3,826	(4,253)	NM	3,601	(4,299)	NM
Change in fair value of investment properties		-	(34,524)	(100.0%)	-	(36,000)	(100.0%)
Deferred income tax		130	(1,431)	NM	-	-	-
Foreign exchange loss		6,128	-	NM	5,991	8,477	(29.3%)
Fair value adjustment on security deposits		480	273	75.8%	290	123	135.8%
Other items	(r)	1,552	2,661	(41.7%)	2,372	1,980	19.8%
Net overseas income not distributed to the Trust, net of amount received		-	-	-	24,819	4,795	417.6%
Income available for distribution		**88,064**	**86,006**	**2.4%**	**88,064**	**86,006**	**2.4%**
Income to be distributed to:							
- Unitholders	(s)	**84,849**	**82,254**	**3.2%**	**84,849**	**82,254**	**3.2%**
- CPU Holder	(t)	**-**	**770**	**(100.0%)**	**-**	**770**	**(100.0%)**
Total income to be distributed		**84,849**	**83,024**	**2.2%**	**84,849**	**83,024**	**2.2%**

Footnotes:

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

(r) Other items include mainly trustee's fee, straight-line rental adjustments, commitment fees, reversal of gross profit from Japan divestment and other non-tax deductible/chargeable costs.

(s) Approximately S$3.2 million of income available for distribution for the nine months ended 31 March 2016 has been retained for working capital requirements.

(t) There is no income to be distributed to CPU Holder for the nine months ended 31 March 2016, following the conversion of the remaining CPU on 25 June 2015.

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

Balance Sheet as at 31 March 2016

	Notes	Group 31/03/16 S$'000	Group 30/06/15 S$'000	Trust 31/03/16 S$'000	Trust 30/06/15 S$'000
Non-current assets					
Investment properties	(a)	3,078,797	3,116,155	2,071,909	2,071,500
Plant and equipment		605	1,050	212	423
Interests in subsidiaries		-	-	671,762	703,217
Intangible asset	(b)	11,220	11,185	-	-
Derivative financial instruments	(c)	1,564	4,454	1,562	4,357
Trade and other receivables	(d)	1,660	3,674	1,118	2,344
		3,093,846	**3,136,518**	**2,746,563**	**2,781,841**
Current assets					
Derivative financial instruments	(c)	90	121	90	121
Trade and other receivables	(d)	6,906	5,184	4,682	4,853
Cash and cash equivalents	(e)	70,337	51,571	8,751	9,708
		77,333	**56,876**	**13,523**	**14,682**
Total assets		**3,171,179**	**3,193,394**	**2,760,086**	**2,796,523**
Non-current liabilities					
Trade and other payables	(f)	25,808	26,013	20,096	20,422
Derivative financial instruments	(c)	2,693	1,042	1,693	705
Deferred tax liabilities	(g)	14,449	14,884	-	-
Borrowings	(h)	1,110,138	983,249	783,885	639,692
		1,153,088	**1,025,188**	**805,674**	**660,819**
Current liabilities					
Trade and other payables	(f)	39,618	37,190	25,285	23,198
Derivative financial instruments	(c)	327	17	327	17
Income tax payable		2,723	2,208	-	-
Borrowings	(h)	9,554	146,000	-	146,000
		52,222	**185,415**	**25,612**	**169,215**
Total liabilities		**1,205,310**	**1,210,603**	**831,286**	**830,034**
Net assets		**1,965,869**	**1,982,791**	**1,928,800**	**1,966,489**
Represented by:					
Unitholders' funds		1,965,869	1,982,791	1,928,800	1,966,489
		1,965,869	**1,982,791**	**1,928,800**	**1,966,489**

Footnotes:

(a) Investment properties decreased mainly due to divestment of Roppongi Terzo as well as the net movement in foreign currencies in relation to overseas properties, partially offset by capital expenditure incurred during the current period.

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

(c) Derivative financial instruments as at 31 March 2016 include mainly the fair value of the interest rate swaps and caps entered into to hedge the interest rate exposure on borrowings, as well as foreign exchange forward contracts. The net decrease in derivative values was mainly due to the change in the fair value of existing S$ and A$ interest rate swaps and caps during the current period.

(d) The net decrease in trade and other receivables was mainly due to straight-line rental adjustments for Singapore and Malaysia Properties, as well as decrease in outstanding receivables arising from member card and prepaid card sales of Renhe Spring Zongbei Property, partially offset by increase in prepayments and receivables for Australia and Singapore Properties.

(e) The increase in cash and cash equivalents was mainly due to cash generated from operations and receipt of net proceeds on divestment of Roppongi Terzo, partially offset by net movement in borrowings, payment of distributions and borrowing costs during the current period.

(f) The net increase in trade and other payables was mainly due to higher security deposits received for the Group, deferred income received in relation to a lease at Wisma Atria Property and increase in payables for Australia Properties, partially offset by settlement of interest payables for the Group borrowings, and payables for Singapore Properties and Renhe Spring Zongbei Property.

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

(h) Borrowings include S$500 million term loans, JPY5.2 billion (S$62.4 million) term loan, S$225 million Singapore MTNs, JPY0.8 billion (S$9.6 million) Japan bond (classified as current liability as at 31 March 2016), A$208 million (S$214.5 million) term loans and RM326.9 million (S$112.6 million) Malaysia MTN. Please refer to Section 1(b)(ii) for details of the borrowings. As at 31 March 2016, the Group has available undrawn long-term committed revolving credit facility and untapped balance from its MTN programme to cover the Japan bond maturing in November 2016.

The net decrease in total borrowings was mainly due to redemption of S$124 million MTN upon maturity in July 2015, and net repayment of S$18.8 million of JPY borrowings and short-term RCF of S$22 million, partially offset by drawdown of a three-year S$150 million unsecured term loan during the current period and the net movement in foreign currencies.

1(b) (ii) Aggregate amount of borrowings

	Notes	Group 31/03/16 S$'000	Group 30/06/15 S$'000	Trust 31/03/16 S$'000	Trust 30/06/15 S$'000
Secured borrowings	(a)				
Amount repayable after one year		327,016	330,947	-	-
		327,016	**330,947**	**-**	**-**
Unsecured borrowings	(b)				
Amount repayable within one year		9,602	146,000	-	146,000
Amount repayable after one year		787,410	658,018	787,410	644,275
Total borrowings		**1,124,028**	**1,134,965**	**787,410**	**790,275**
Less: Unamortised loan acquisition expenses		(4,336)	(5,716)	(3,525)	(4,583)
Total borrowings		**1,119,692**	**1,129,249**	**783,885**	**785,692**

Footnotes:

(a) Secured
The Group acquired the Malaysia Properties through an asset-backed securitisation structure in June 2010. Under the structure, the properties were acquired by Ara Bintang Berhad (a bankruptcy-remote special purpose vehicle) which issued five-year fixed-rate RM330 million senior medium term notes ("First Senior MTN") to partially fund the acquisition of the Malaysia Properties. A refinancing was undertaken in September 2014 ahead of expected maturity in June 2015 by buying back and cancelling the First Senior MTN and issuing new five-year fixed-rate senior medium term notes of a nominal value of RM330 million ("Second Senior MTN") at a discounted cash consideration of approximately RM325 million. The Second Senior MTN bear a fixed coupon rate of 4.48% per annum and have a carrying amount of approximately RM326.9 million (S$112.6 million) as at 31 March 2016. The notes have an expected maturity in September 2019 and legal maturity in March 2021, and are secured, inter alia, by a fixed and floating charge over all the assets of Ara Bintang Berhad.

The Group has outstanding term loans of A$208 million (S$214.5 million) as at 31 March 2016, comprising:
(i) A$63 million (S$65.0 million) (maturing in June 2019) secured by a general security deed over all the assets of SG REIT (WA) Trust and a mortgage over David Jones Building. SG REIT (WA) Trust is wholly owned by the Group; and
(ii) A$145 million (S$149.5 million) (maturing in May 2018) secured by a general security deed over all the assets of SG REIT (SA) Sub-Trust2 and a mortgage over Myer Centre Adelaide. SG REIT (SA) Sub-Trust2 is wholly owned by the Group.

(b) Unsecured
As at 31 March 2016, the Group has outstanding medium term notes of S$225 million issued under its S$2 billion Multicurrency MTN Programme and rated at "BBB+" by Standard & Poor's Rating Services, comprising:
(i) S$100 million unsecured seven-year Singapore MTN (the "Series 002 Notes") (maturing in February 2021) which bear a fixed rate interest of 3.50% per annum payable semi-annually in arrear; and
(ii) S$125 million unsecured eight-year Singapore MTN (the "Series 003 Notes") (maturing in May 2023) which bear a fixed rate interest of 3.40% per annum payable semi-annually in arrear.

As at 31 March 2016, the Group has in place:
(i) 5-year unsecured loan facilities with a club of eight banks at inception, comprising (a) term loan of S$250 million (maturing in September 2018) and (b) S$250 million revolving credit facilities ("RCF") (maturing in September 2018) including a S$50 million uncommitted tranche. There is no amount outstanding on this RCF as at 31 March 2016.
(ii) 3-year unsecured term loan facilities of S$250 million (maturing in June 2018) with four banks.
(iii) 5-year unsecured term loan facilities of JPY5.2 billion (S$62.4 million) (maturing in July 2020) with two banks.
(iv) available fully undrawn committed S$50 million RCF (maturing in September 2016) with a bank.

The Group has JPY0.8 billion (S$9.6 million) of Japan bond outstanding as at 31 March 2016, maturing in November 2016 ("Series 2 Bonds"). The bondholders of Series 2 Bonds have a statutory preferred right, under the Japan Asset Liquidation Law, to receive payment of all obligations under the bonds prior to other creditors out of the assets of Starhill Global REIT One TMK.

1(c) Consolidated cash flow statement
(3Q FY15/16 vs 5Q FY14/15) and (YTD FY15/16 vs YTD FY14/15)

	Group 01/01/16 to 31/03/16 S$'000	Group 01/01/15 to 31/03/15 S$'000	Group 01/07/15 to 31/03/16 S$'000	Group 01/07/14 to 31/03/15 S$'000
Operating activities				
Total return for the period before tax and distribution	17,365	29,079	75,568	121,326
Adjustments for:				
Finance income	(259)	(313)	(647)	(874)
Fair value adjustment on security deposits	97	165	480	273
Depreciation	154	172	473	512
Finance expenses	10,043	7,523	29,319	22,887
Loss on divestment of investment property	87	-	87	-
Change in fair value of derivative instruments	7,983	(1,934)	3,826	(4,253)
Foreign exchange loss	1,531	-	5,746	-
Change in fair value of investment properties	-	-	-	(34,524)
Operating income before working capital changes	37,001	34,692	114,852	105,347
Changes in working capital:				
Trade and other receivables	1,780	740	281	(116)
Trade and other payables	(1,104)	(2,672)	4,186	(1,112)
Income tax paid	(328)	(567)	(1,325)	(1,306)
Cash generated from operating activities	**37,349**	**32,193**	**117,994**	**102,813**
Investing activities				
Net proceeds on divestment of investment property (1)	29,095	-	29,095	-
Capital expenditure on investment properties	(510)	(1,848)	(1,719)	(2,440)
Purchase of plant and equipment	(8)	(1)	(41)	(99)
Interest received on deposits	268	308	658	868
Cash flows from/(used in) investing activities	**28,845**	**(1,541)**	**27,993**	**(1,671)**
Financing activities				
Borrowing costs paid	(8,732)	(8,587)	(28,235)	(22,364)
Proceeds from borrowings (2)	9,500	-	238,647	126,660
Repayment of borrowings (2)	(28,301)	-	(253,448)	(129,604)
Distributions paid to CPU Holder	-	(256)	-	(783)
Distributions paid to Unitholders	(28,792)	(27,777)	(85,504)	(82,038)
Cash flows used in financing activities	**(56,325)**	**(36,620)**	**(128,540)**	**(108,129)**
Net increase/(decrease) in cash and cash equivalents	**9,869**	**(5,968)**	**17,447**	**(6,987)**
Cash and cash equivalents at the beginning of the period	59,557	81,640	51,571	84,963
Effects of exchange rate differences on cash	911	(132)	1,319	(2,436)
Cash and cash equivalents at the end of the period	**70,337**	**75,540**	**70,337**	**75,540**

Footnotes:

(1) Net cash inflows on divestment of Roppongi Terzo represent the sale proceeds, net of directly attributable costs paid in January 2016.

(2) The movement during the current period ended 31 March 2016 relates mainly to the drawdown of new S$150 million term loan and JPY6.3 billion (S$69.6 million) term loan which was used to early refinance an existing term loan of the same amount ahead of its maturity in September 2016. The repayment relates mainly to the redemption of the S$124 million MTN, as well as the net repayment of S$18.8 million of JPY borrowings and short-term RCF of S$22 million during the current period.

1(d) (i) Statement of movements in Unitholders' Funds (3Q FY15/16 vs 5Q FY14/15)

	Notes	Group 01/01/16 to 31/03/16 S$'000	Group 01/01/15 to 31/03/15 S$'000	Trust 01/01/16 to 31/03/16 S$'000	Trust 01/01/15 to 31/03/15 S$'000
Unitholders' funds at the beginning of the period		1,967,219	2,012,850	1,949,134	1,966,754
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	17,218	28,601	8,458	27,856
Increase in Unitholders' funds resulting from operations		**17,218**	**28,601**	**8,458**	**27,856**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		9,377	(8,534)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		847	991	-	-
Net gain/(loss) recognised directly in Unitholders' funds	(b)	**10,224**	**(7,543)**	**-**	**-**
Unitholders' transactions					
Distributions to CPU Holder		-	(256)	-	(256)
Distributions to Unitholders		(28,792)	(27,777)	(28,792)	(27,777)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(28,792)**	**(28,033)**	**(28,792)**	**(28,033)**
Unitholders' funds at the end of the period		**1,965,869**	**2,005,875**	**1,928,800**	**1,966,577**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the Group for the three months ended 31 March 2016, includes a loss in the fair value of derivative instruments of S$8.0 million (5Q FY14/15: gain of S$1.9 million) and a net foreign exchange loss of S$1.5 million (5Q FY14/15: nil).

(b) The movement in foreign currency translation reserve relates mainly to the exchange differences arising on the translation of foreign controlled entities and intercompany loans and borrowings that form part of the Group's net investment in the foreign entities.

1(d) (i) Statement of movements in Unitholders' Funds (YTD FY15/16 vs YTD FY14/15)

	Notes	Group 01/07/15 to 31/03/16 S$'000	Group 01/07/14 to 31/03/15 S$'000	Trust 01/07/15 to 31/03/16 S$'000	Trust 01/07/14 to 31/03/15 S$'000
Unitholders' funds at the beginning of the period		1,982,791	1,992,822	1,966,489	1,941,727
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	73,684	120,964	47,815	107,671
Increase in Unitholders' funds resulting from operations		**73,684**	**120,964**	**47,815**	**107,671**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(4,857)	(16,613)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(245)	(8,477)	-	-
Net loss recognised directly in Unitholders' funds	(b)	**(5,102)**	**(25,090)**	**-**	**-**
Unitholders' transactions					
Distributions to CPU Holder		-	(783)	-	(783)
Distributions to Unitholders		(85,504)	(82,038)	(85,504)	(82,038)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(85,504)**	**(82,821)**	**(85,504)**	**(82,821)**
Unitholders' funds at the end of the period		**1,965,869**	**2,005,875**	**1,928,800**	**1,966,577**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the Group for the nine months ended 31 March 2016, includes a loss in the fair value of derivative instruments of S$3.8 million (YTD FY14/15: gain of S$4.3 million) and a net foreign exchange loss of S$5.7 million (YTD FY14/15: nil). Included in YTD FY14/15 was a gain in the fair value of investment properties of S$34.5 million.

(b) The movement in foreign currency translation reserve relates mainly to the exchange differences arising on the translation of foreign controlled entities and intercompany loans and borrowings that form part of the Group's net investment in the foreign entities.

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

	Notes	Group and Trust 01/01/16 to 31/03/16 Units	Group and Trust 01/01/15 to 31/03/15 Units	Group and Trust 01/07/15 to 31/03/16 Units	Group and Trust 01/07/14 to 31/03/15 Units
Issued units at the beginning of the period		2,181,204,435	2,153,218,267	2,181,204,435	2,153,218,267
Management fees payable in units (base fee)	(a)	-	-	-	-
Management fees payable in units (performance fee)	(b)	-	-	-	-
Total issued units at the end of the period		**2,181,204,435**	**2,153,218,267**	**2,181,204,435**	**2,153,218,267**
Number of units that may be issued on conversion of CPU outstanding	(c)	**-**	**27,986,168**	**-**	**27,986,168**

Footnotes:

(a) The Manager has elected to receive 100% of its base management fees in cash. There are no base fees payable in units for the three months ended 31 March 2016.

(b) Performance fees are calculated for each six-month period ending 30 June and 31 December.

(c) Following the CPU conversion on 25 June 2015, there is no CPU outstanding as at 31 March 2016 (5Q FY14/15: 20,334,750 CPU outstanding).

1(d) (iii) To show the total number of issued units excluding treasury units as at the end of the current financial period, and as at the end of the immediately preceding year

Starhill Global REIT did not hold any treasury units as at 31 March 2016 and 30 June 2015. The total number of issued units as at the end of the current period, and as at the end of the immediately preceding year are disclosed in Section 1(d)(ii).

1(d) (iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury units as at the end of the current financial period reported on

Not applicable.

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by the auditors.

3 Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

The Group has applied the same accounting policies and method of computation in the preparation of the financial statements for the current financial period, which are consistent with those described in the audited financial statements for the 18 months ended 30 June 2015, except for the adoption of the new and revised Financial Reporting Standards which became effective for financial periods beginning on or after 1 July 2015.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Not applicable.

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

	Notes	Group 01/01/16 to 31/03/16 S$'000	Group 01/01/15 to 31/03/15 S$'000	Group 01/07/15 to 31/03/16 S$'000	Group 01/07/14 to 31/03/15 S$'000
Total return for the period after tax, before distribution		17,218	28,601	73,684	120,964
Income to be distributed to CPU Holder		-	(248)	-	(770)
Earnings attributable to Unitholders		17,218	28,353	73,684	120,194
EPU					
Basic EPU					
Weighted average number of units	(a)	2,181,204,435	2,153,218,267	2,181,204,435	2,153,218,267
Earnings per unit (cents)	(b)	0.79	1.32	3.38	5.58
Diluted EPU					
Weighted average number of units	(c)	2,181,204,435	2,181,204,435	2,181,204,435	2,181,204,435
Earnings per unit on a fully diluted basis (cents)		0.79	1.31	3.38	5.54
DPU					
Number of units issued at end of period	(d)	2,181,204,435	2,153,218,267	2,181,204,435	2,153,218,267
DPU for the period based on the total number of units entitled to distribution (cents)		1.26	1.26	3.89	3.82

Footnotes:

(a) For the purpose of computing the basic EPU, the earnings attributable to Unitholders and the weighted average number of units during the three months and nine months ended 31 March 2016 are used and have been calculated on a time-weighted basis.

(b) The earnings per unit for the three months ended 31 March 2016, includes a loss in the fair value of derivative instruments of S$8.0 million (5Q FY14/15: gain of S$1.9 million) and a net foreign exchange loss of S$1.5 million (5Q FY14/15: nil). The earnings per unit for the nine months ended 31 March 2016 includes a loss in the fair value of derivative instruments of S$3.8 million (YTD FY14/15: gain of S$4.3 million), a net foreign exchange loss of S$5.7 million (YTD FY14/15: nil). Included in YTD FY14/15 was a gain in the fair value of investment properties of S$34.5 million.

(c) For illustrative purpose of computing the diluted EPU for the comparative period ended 31 March 2015, the weighted average number of units in issue was adjusted to take into account the full conversion of the CPU outstanding into 27,986,168 ordinary units from the beginning of the period at the conversion price of S$0.7266 per unit.

(d) The computation of DPU for the quarter ended 31 March 2016 is based on total number of units in issue as at 31 March 2016 of 2,181,204,435.

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

	Note	Group 31/03/16	Group 30/06/15	Trust 31/03/16	Trust 30/06/15
Net asset value per unit (S$) based on:					
- units issued at the end of the period	(a)	0.90	0.91	0.88	0.90

Footnote:

(a) The number of units used for computation of NAV per unit is 2,181,204,435 which represents the number of units in issue as at 31 March 2016 and 30 June 2015.

8 Review of the performance
Consolidated Statement of Total Return and Distribution
(3Q FY15/16 vs 5Q FY14/15) and (YTD FY15/16 vs YTD FY14/15)

	Group 01/01/16 to 31/03/16 S$'000	Group 01/01/15 to 31/03/15 S$'000	Increase / (Decrease) %	Group 01/07/15 to 31/03/16 S$'000	Group 01/07/14 to 31/03/15 S$'000	Increase / (Decrease) %
Gross revenue	**53,635**	**47,878**	**12.0%**	**166,033**	**145,366**	**14.2%**
Property expenses	(12,046)	(8,998)	33.9%	(37,102)	(27,313)	35.8%
Net property income	**41,589**	**38,880**	**7.0%**	**128,931**	**118,053**	**9.2%**
Non property expenses	(14,710)	(11,735)	25.4%	(43,791)	(35,504)	23.3%
Net income before tax	**26,879**	**27,145**	**(1.0%)**	**85,140**	**82,549**	**3.1%**
Change in fair value of derivative instruments	(7,983)	1,934	NM	(3,826)	4,253	NM
Foreign exchange loss	(1,531)	-	NM	(5,746)	-	NM
Change in fair value of investment properties	-	-	-	-	34,524	(100.0%)
Total return for the period before tax and distribution	**17,365**	**29,079**	**(40.3%)**	**75,568**	**121,326**	**(37.7%)**
Income tax	(147)	(478)	(69.2%)	(1,884)	(362)	420.4%
Total return for the period after tax, before distribution	**17,218**	**28,601**	**(39.8%)**	**73,684**	**120,964**	**(39.1%)**
Non-tax deductible/(chargeable) items and other adjustments	10,740	(203)	NM	14,380	(34,958)	NM
Income available for distribution	**27,958**	**28,398**	**(1.5%)**	**88,064**	**86,006**	**2.4%**
Income to be distributed to:						
- Unitholders	**27,483**	**27,131**	**1.3%**	**84,849**	**82,254**	**3.2%**
- CPU Holder	**-**	**248**	**(100.0%)**	**-**	**770**	**(100.0%)**
Total income to be distributed	**27,483**	**27,379**	**0.4%**	**84,849**	**83,024**	**2.2%**

<u>3Q FY15/16 vs 5Q FY14/15</u>

Revenue for the Group in 3Q FY15/16 was S$53.6 million, representing an increase of 12.0% over 5Q FY14/15. Net property income ("NPI") for the Group was higher at S$41.6 million, representing an increase of 7.0% over 5Q FY14/15, mainly driven by the contribution from Myer Centre Adelaide which was acquired in May 2015, partially offset by lower contributions from Wisma Atria Property and the remaining overseas properties.

Singapore Properties contributed 61.7% of total revenue, or S$33.1 million in 3Q FY15/16, a decrease of 0.9% from 5Q FY14/15. NPI for 3Q FY15/16 was S$26.4 million, 1.5% lower than in 5Q FY14/15, mainly due to lower occupancies at Wisma Atria Property.

Australia Properties contributed 22.5% of total revenue, or S$12.0 million in 3Q FY15/16, 170.3% higher than in 5Q FY14/15. NPI for 3Q FY15/16 was S$7.9 million, 121.8% higher than in 5Q FY14/15, mainly due to contribution from Myer Centre Adelaide which was acquired in May 2015, partially offset by depreciation of A$ and lower occupancies.

Malaysia Properties contributed 12.1% of total revenue, or S$6.5 million in 3Q FY15/16, 8.7% lower than in 5Q FY14/15. NPI for 3Q FY15/16 was S$6.3 million, a decrease of 8.8% from 5Q FY14/15, mainly due to depreciation of RM.

Renhe Spring Zongbei Property in Chengdu, China contributed 2.2% of total revenue, or S$1.2 million in 3Q FY15/16, 35.2% lower than in 5Q FY14/15. NPI for 3Q FY15/16 was S$0.5 million, 41.3% lower than in 5Q FY14/15, mainly due to lower revenue amidst contraction of the high-end and luxury retail segment resulting from government austerity drive and increased competition from new and upcoming retail developments in the city, partially offset by lower operating expenses.

Japan Properties contributed 1.5% of total revenue, or S$0.8 million in 3Q FY15/16, 26.4% lower than in 5Q FY14/15. NPI for 3Q FY15/16 was S$0.5 million, 33.8% lower than in 5Q FY14/15, mainly due to loss of contribution from divested property in January 2016, partially offset by appreciation of JPY.

Non property expenses were S$14.7 million in 3Q FY15/16, 25.4% higher than in 5Q FY14/15, mainly due to higher finance expenses and management fees for the current quarter, largely in line with the acquisition of Myer Centre Adelaide.

The loss on derivative instruments for 3Q FY15/16 represents mainly the change in the fair value of interest rate swaps and caps entered into for the Group's borrowings, as well as foreign exchange forward contracts.

The net foreign exchange loss in 3Q FY15/16 arose mainly from the unrealised foreign exchange loss on the translation of JPY term loan, partially offset by realised foreign exchange gain from the settlement of forward contracts.

The decrease in tax expense for 3Q FY15/16 was mainly attributable to lower withholding tax provision for the Australia Properties and lower corporate tax and withholding tax provision for Renhe Spring Zongbei Property.

Income available for distribution and income to be distributed to Unitholders for 3Q FY15/16 were S$28.0 million and S$27.5 million respectively, being 1.5% lower and 1.3% higher than the corresponding period.

YTD FY15/16 vs YTD FY14/15

Group revenue of S$166.0 million for the nine months ended 31 March 2016 was 14.2% higher than S$145.4 million achieved in corresponding period. NPI for the Group was S$128.9 million, representing an increase of 9.2% over the corresponding period, mainly driven by contribution from Myer Centre Adelaide which was acquired in May 2015 and the Singapore portfolio performance, partially offset by lower contributions from David Jones Building and Renhe Spring Zongbei Property, and net foreign currency movements.

Singapore Properties contributed 60.9% of total revenue, or S$101.1 million in the current period, 1.8% higher than in corresponding period. NPI increased by 1.6% to S$80.5 million for the nine months ended 31 March 2016, primarily due to the positive rental reversions achieved in previous quarters.

Australia Properties contributed 22.7% of total revenue, or S$37.8 million in the current period, 163.3% higher than in corresponding period. NPI was S$25.2 million, 118.7% higher than in corresponding period, mainly due to contribution from Myer Centre Adelaide which was acquired in May 2015, partially offset by depreciation of A$ and lower occupancies.

Malaysia Properties contributed 11.6% of total revenue, or S$19.3 million in the current period, 12.2% lower than in corresponding period. NPI was S$18.6 million, 13.3% lower than in corresponding period, mainly due to depreciation of RM and higher property taxes (net of rebate) for the current period attributed to the reversal of excess provision in YTD FY14/15 following the revision in property tax assessment.

Renhe Spring Zongbei Property in Chengdu, China contributed 2.9% of total revenue, or S$4.8 million in the current period, 28.2% lower than in corresponding period. NPI was S$2.2 million, 34.7% lower than in corresponding period, mainly due to lower revenue amidst contraction of the high-end and luxury retail segment resulting from government austerity drive and increased competition from new and upcoming retail developments in the city, partially offset by lower operating expenses.

Japan Properties contributed 1.9% of total revenue, or S$3.1 million in the current period, 0.4% lower than in corresponding period. NPI was S$2.4 million, 1.0% higher than in corresponding period.

Non property expenses were S$43.8 million in the current period, 23.3% higher than in corresponding period, mainly due to higher finance expenses and management fees for the current period, largely in line with the acquisition of Myer Centre Adelaide.

The loss on derivative instruments for the current period represents mainly the change in the fair value of interest rate swaps and caps entered into for the Group's borrowings, as well as foreign exchange forward contracts.

The net foreign exchange loss in the current period arose mainly from the unrealised foreign exchange loss on the translation of JPY term loan, partially offset by realised foreign exchange gain from the settlement of forward contracts.

The change in fair value of investment properties for the corresponding period represented a net revaluation gain based on the Group's property valuation as at 31 December 2014.

The increase in tax expense was mainly attributable to higher withholding tax provision for the Australia Properties for the current period and reversal of deferred tax provision for Renhe Spring Zongbei Property in the corresponding period following its downward property valuation as at 31 December 2014. The increase was partially offset by lower corporate tax and withholding tax provision for Renhe Spring Zongbei Property for the current period.

Income available for distribution and income to be distributed to Unitholders for the nine months ended 31 March 2016 were S$88.1 million and S$84.8 million respectively, being 2.4% and 3.2% higher than the corresponding 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

Based on advance estimates, the Singapore economy grew 1.8% year-on-year ("y-o-y") in 1Q 2016[1]. The Monetary Authority of Singapore has moved to a neutral policy stance of 0%, citing a more modest pace of growth for the Singapore economy in 2016 and a milder increase in core inflation than earlier expected[2]. Retail sentiment remains soft with the retail sales index (excluding motor vehicle sales) declining 9.6% y-o-y in February 2016, following a 1.4% y-o-y rise in January 2016[3]. International visitor arrivals inched up 0.9% to 15.2 million in 2015, and are expected at 15.2 million to 15.7 million in 2016[4]. However, tourism receipts fell 6.8% y-o-y in 2015, and the Singapore Tourism Board forecast receipts for 2016 to remain flat as global economic uncertainties curb visitor arrivals[4]. On a brighter note, for the two months to February 2016, tourist arrivals registered a 12.3% y-o-y growth, led by Chinese tourists[5]. There has also been a recent uptrend in Indonesian tourist arrivals, recording 5.4% and 10.7% y-o-y increases in January and February 2016 respectively, following 17 months of consecutive decline[5].

The Australian retail sector continues to be stimulated by low interest rates, depreciation of the Australian dollar and improved labour market[6]. For the twelve months to January 2016, retail sales in South Australia recorded a 4.5% y-o-y growth while Western Australia recorded a 2.5% y-o-y growth in seasonally adjusted terms[7].

Malaysia's economy is expected to grow at a slower rate of 4.0% to 4.5% in 2016 from 5% in 2015[8]. Growth in Malaysia has declined as a result of weak energy prices, slower private consumption growth and weak domestic demand[8]. Retail Group Malaysia maintained its 4% growth rate forecast for the Malaysia retail industry in 2016, as the weak ringgit raised prices of imported goods and services, further deteriorating the spending power of Malaysian consumers[9].

Based on preliminary readings, China's GDP growth eased to 6.7% in 1Q 2016 from 6.8% in the previous quarter[10]. In Chengdu, retail sales growth moderated to 11.1% in 2015, compared to 12.3% in 2014[11] as the ongoing anti-corruption and austerity drive continue to impact the high-end luxury market. For Japan, the Bank of Japan reiterated that it would employ additional easing measures[12] to achieve its 2 percent inflation target, after it decided to adopt negative interest rate[13] in January 2016 to encourage banks to lend and prompt businesses and savers to spend and invest.

<u>Outlook for the next 12 months</u>

The International Monetary Fund has trimmed its global growth forecasts again citing chronic weakness in the global economy[14]. It forecasts global growth at 3.2% in 2016 and 3.5% in 2017, compared to a downwardly revised forecast of 3.4% and 3.6% respectively made in January 2016[14]. According to the Asian Development Bank, Asia's developing economies will see growth momentum decelerate to 5.7% in 2016 and 2017, from 5.9% in 2015, amid a weaker than expected recovery in industrial nations and a slowdown in China[15]. Notwithstanding a more cautious market and muted economic outlook, Starhill Global REIT's balanced retail mall portfolio in good-to-prime locations across key cities in the Asia Pacific region supported by several long-term leases and master leases will provide income stability with growth potential for its Unitholders.

Starhill Global REIT's core assets are largely based in Singapore, which contributed approximately 62% of its revenue for the 3 months ended 31 March 2016. The impact of the volatility in the foreign currencies, mainly Malaysian Ringgit and Australian Dollar, on its distributions has been partially mitigated by having foreign currency denominated borrowings as a natural hedge, and short-term foreign currency forward contracts.

Singapore's leasing climate remains tough while prime rents continue a downward trend in 1Q 2016 led by rental declines in the malls' secondary corridors[16]. In Australia, the expansion of international brands in its major cities will continue to drive demand for prime space in CBDs[17]. Chengdu's retail landscape continues to face downward pressure on the back of slowing economic growth and substantial supply of retail malls[18].

The Manager will continue to focus on optimising the performance of its portfolio while sourcing for attractive prime property assets in Singapore and core overseas markets.

Sources

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3. Department of Statistics Singapore, Retail Sales Index, Food & Beverage Services Index, 15 April 2016
4. Bloomberg, Singapore Misses Tourism Receipts on Economic Uncertainties, 29 February 2016
5. Singapore Tourism Board Visitor Arrivals 2016, 8 April 2016
6. Jones Lang LaSalle, Australian Shopping Centre Investment Review & Outlook, February 2016
7. Australia Bureau of Statistics
8. Bank Negara Malaysia Annual Report 2015
9. New Straits Times, Retailers Not Bullish on Sector's Growth, 24 March 2016
10. National Bureau Statistics of China
11. Chengdu Bureau of Statistics
12. Nikkei Asian Review, Japan Economy Recovering Despite Slowing Emerging Markets: BOJ Chief, 7 April 2016
13. Bank of Japan, Outlook for Economic Activity and Prices, 30 January 2016
14. International Monetary Fund, World Economic Outlook Update: Too Slow For Too Long, April 2016
15. Asian Development Bank, Asian Development Outlook 2016, Asia's Potential Growth, March 2016
16. CBRE MarketView Singapore, Q1 2016
17. CBRE Research, Australia Real Estate Market Outlook 2016
18. Colliers, Chengdu Property Market 2015 Review and 2016 Outlook

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: Distribution to Unitholders for the period from 1 January 2016 to 31 March 2016 ("Unitholders' Distribution")

Distribution rate:

	Unitholders' Distribution
	For the period from 1 January 2016 to 31 March 2016
	Cents
Taxable income component	0.9700
Capital component	0.2900
Total	**1.2600**

Par value of units: Not applicable

Tax rate:

<u>Taxable income component</u>
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).

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

(b) Corresponding period of the immediately preceding financial period

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution:

(1) Distribution to Unitholders for the period from 1 January 2015 to 31 March 2015 ("Unitholders' Distribution")

(2) Distribution to CPU Holder for the period from 1 January 2015 to 31 March 2015 ("CPU Distribution")

Distribution rate:

	Unitholders' Distribution	**CPU Distribution**
	For the period from 1 January 2015 to 31 March 2015	**For the period from 1 January 2015 to 31 March 2015**
	Cents	Cents
Taxable income component	1.0200	0.9869
Tax-exempt income component	0.2400	0.2322
Total	**1.2600**	**1.2191**

Par value of units: Not applicable

Tax rate:

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

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

(c) Date payable: 30 May 2016

(d) Books Closure Date: 3 May 2016

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

Not applicable.

13 General mandate for interested person transactions

Starhill Global REIT has not obtained a Unitholders' mandate pursuant to Rule 920 of the Listing Manual of the Singapore Exchange Securities Trading Limited.

14 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 31 March 2016 (comprising the balance sheets as at 31 March 2016, 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	Ho Sing
Chairman	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 and foreign exchange trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

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

BY ORDER OF THE BOARD
YTL STARHILL GLOBAL REIT MANAGEMENT LIMITED
AS MANAGER OF STARHILL GLOBAL REAL ESTATE INVESTMENT TRUST

Lam Chee Kin
Joint Company Secretary
22 April 2016