



**Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the Second Quarter Ended 30 June 2009**

These financial statements for the quarter from 1 April 2009 to 30 June 2009 have not been audited or reviewed by our auditors.

Starhill Global Real Estate Investment Trust ("Starhill Global REIT" or "Trust"), is a real estate investment trust constituted by the Trust Deed entered into on 8 August 2005 (last amended and restated on 10 December 2007) between YTL Pacific Star REIT Management Limited as the Manager of Starhill Global REIT and HSBC Institutional Trust Services (Singapore) Limited as the Trustee of Starhill Global REIT. Starhill Global REIT was listed on the mainboard 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 and to achieve long-term growth in the net asset value per unit.

Starhill Global REIT owns 257 strata lots representing 74.23% of the total share value of the strata lots in Wisma Atria ("Wisma Atria Property") and 4 strata lots representing 27.23% of the total share value of the strata lots in Ngee Ann City ("Ngee Ann City Property") (collectively the "Singapore Properties"), 100% interest in seven properties in Tokyo, Japan (the "Japan Properties") and 100% interest in Renhe Spring Zongbei Department Store in Chengdu, China (the "Renhe Spring Zongbei Property").

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For The Second Quarter Ended 30 June 2009**

SUMMARY OF THE GROUP'S RESULTS FOR THE THREE MONTHS ENDED 30 JUNE 2009

	Group 01/04/09 to 30/06/09 S\$'000	Group 01/04/08 to 30/06/08 S\$'000	Increase / (Decrease) %
Gross revenue	33,378	30,201	10.5%
Net property income	26,987	23,175	16.4%
Income available for distribution	18,790	17,158	9.5%
Income to be distributed	18,351	17,002	7.9%
	Cents per Unit		
Distribution per Unit ("DPU")			
For the quarter from 1 April to 30 June	1.90	1.78	6.7%
Annualised (based on the three months ended 30 June)	7.62	7.16	6.4%

DISTRIBUTION DETAILS

Distribution period	1 April to 30 June 2009
Distribution amount	1.90 cents per unit
Books closure date	6 August 2009
Payment date	28 August 2009

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1(a) Income statement together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Total Return and Distribution (2Q 2009 vs 2Q 2008)

	Notes	Group 01/04/09 to 30/06/09 S\$'000	Group 01/04/08 to 30/06/08 S\$'000	Increase / (Decrease) %	Trust 01/04/09 to 30/06/09 S\$'000	Trust 01/04/08 to 30/06/08 S\$'000	Increase / (Decrease) %
Gross revenue	(a)	33,378	30,201	10.5%	27,324	25,539	7.0%
Maintenance and sinking fund contributions		(1,463)	(1,385)	5.6%	(1,408)	(1,337)	5.3%
Property management fees	(b)	(1,130)	(972)	16.3%	(843)	(766)	10.1%
Property tax	(c)	(1,527)	(2,569)	(40.6%)	(1,487)	(2,533)	(41.3%)
Other property expenses	(d)	(2,271)	(2,100)	8.1%	(972)	(1,360)	(28.5%)
Property expenses		(6,391)	(7,026)	(9.0%)	(4,710)	(5,996)	(21.4%)
Net property income		26,987	23,175	16.4%	22,614	19,543	15.7%
Finance income		1	17	(94.1%)	1	16	(93.8%)
Dividend income	(e)	-	-	-	-	2,068	(100.0%)
Fair value adjustment on security deposits	(f)	(183)	(24)	662.5%	(166)	-	-
Management fees	(g)	(2,619)	(2,838)	(7.7%)	(2,584)	(2,791)	(7.4%)
Performance fees		-	-	-	-	-	-
Trust expenses	(h)	(865)	(853)	1.4%	(461)	(814)	(43.4%)
Finance expenses	(i)	(5,887)	(5,308)	10.9%	(4,524)	(4,077)	11.0%
Non property expenses		(9,553)	(9,006)	6.1%	(7,734)	(5,598)	38.2%
Net income before tax		17,434	14,169	23.0%	14,880	13,945	6.7%
Change in fair value of unrealised derivative instruments	(j)	4,743	19,605	(75.8%)	4,733	19,304	(75.5%)
Unrealised foreign exchange losses		-	-	-	(3,846)	(10,955)	(64.9%)
Change in fair value of investment properties	(k)	(134,039)	-	NM	(113,577)	-	NM
Total return for the period before tax and distribution		(111,862)	33,774	(431.2%)	(97,810)	22,294	(538.7%)
Income tax expense	(l)	(2,301)	(484)	375.4%	-	-	-
Total return for the period after tax and attributable to unitholders, before distribution		(114,163)	33,290	(442.9%)	(97,810)	22,294	(538.7%)
Non-tax deductible items and other adjustments	(m)	132,953	(16,132)	NM	116,600	(5,136)	NM
Income available for distribution		18,790	17,158	9.5%	18,790	17,158	9.5%

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 is due primarily to higher rates achieved for office renewals and new leases in Singapore, the rent review of the master lease in Ngee Ann City, as well as higher revenue from Renhe Spring Zongbei Property. Revenue from overseas properties accounted for approximately 18% (2008: 15%) of total gross revenue for the three months ended 30 June 2009.
- (b) Property management fees comprise 3% per annum and 2% to 5% per annum of the gross revenue from the Singapore Properties and Japan Properties respectively, and 0.8% per annum of gross sales of the Renhe Spring Zongbei Property in China. The increase is mainly due to the higher gross revenue for the three months ended 30 June 2009.
- (c) Property tax expense for the three months ended 30 June 2009 has decreased mainly due to the government's property tax rebates given on Singapore commercial properties.
- (d) Other property expenses for the period are higher mainly due to an increase in operating expenses of its overseas properties, offset by a decrease in advertising, promotion and operating expenses in respect of the Singapore Properties for the three months ended 30 June 2009.

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- (e) There was no dividend income from its subsidiary during the three months ended 30 June 2009.
- (f) Being change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard ("FRS") 39.
- (g) Management fees consist of the base fee, which is calculated based on 0.5% per annum of the value of the Trust Property. The lower fee for the three months ended 30 June 2009 is mainly attributable to the downward revaluation of the Group's investment properties as at 31 December 2008 and 15 June 2009.
- (h) The higher trust expenses for the three months ended 30 June 2009 is mainly attributed to higher professional fees incurred by the Group during the period.
- (i) Finance expenses are higher mainly due to increase in interest margins and refinancing costs, and include interest receivable and payable under the interest rate swaps and cross currency swap contracts.
- (j) Represents mainly the gain in fair value of cross currency swaps which were entered into in relation to the acquisition of the Japan Properties. The unrealised gain on the cross currency swaps was partially offset by a decrease in value of the Japan Properties due to a weakening of Yen for the three months ended 30 June 2009.
- (k) The Singapore properties were revalued at S\$1,683.4 million by Savills (Singapore) Pte Ltd as at 15 June 2009 resulting in a revaluation loss of S\$113.6 million for the three months ended 30 June 2009. The Japan Properties and Renhe Spring Zongbei Property were also independently revalued at Yen 12.5 billion (S\$185.6 million) and RMB 402 million (S\$85.6 million) as at 15 June 2009 by Real Link K.K and DTZ Debenham Tie Leung Limited respectively, resulting in additional net revaluation losses totalling S\$20.4 million.
- (l) Income tax expense includes withholding tax, income tax and deferred tax accrued in relation to the overseas properties. Increase is mainly due to deferred tax in relation to the revaluation gain on the Renhe Spring Zongbei Property.
- (m) See details in the distribution statement below.

Distribution Statement (2Q 2009 vs 2Q 2008)

	Notes	Group 01/04/09 to 30/06/09 S\$'000	Group 01/04/08 to 30/06/08 S\$'000	Increase / (Decrease) %	Trust 01/04/09 to 30/06/09 S\$'000	Trust 01/04/08 to 30/06/08 S\$'000	Increase / (Decrease) %
Total return after tax, before distribution		(114,163)	33,290	(442.9%)	(97,810)	22,294	(538.7%)
Non-tax deductible / (chargeable) items:		132,953	(16,132)	NM	116,600	(5,136)	NM
Management fees paid / payable in units		1,322	1,466	(9.8%)	1,322	1,466	(9.8%)
Finance costs	(n)	357	823	(56.6%)	809	868	(6.8%)
Sinking fund contribution		292	292	0.0%	292	292	0.0%
Depreciation		51	421	(87.9%)	51	421	(87.9%)
Change in fair value of unrealised derivative instruments		(4,743)	(19,605)	(75.8%)	(4,733)	(19,304)	(75.5%)
Change in fair value of investment properties		134,039	-	NM	113,577	-	NM
Deferred income tax		1,746	72	NM	-	-	-
Unrealised foreign exchange losses		-	-	-	3,846	10,955	(64.9%)
Other items	(o)	(111)	399	(127.8%)	446	441	1.1%
Net overseas income not distributed to the Trust		-	-	-	990	(275)	(460.0%)
Income available for distribution		18,790	17,158	9.5%	18,790	17,158	9.5%
Income to be distributed	(p)	18,351	17,002	7.9%	18,351	17,002	7.9%

Footnotes:

- (n) Finance costs include mainly upfront costs relating to refinancing.
- (o) Other items include mainly trustee's fee, fair value adjustment on security deposits, straight-line rental adjustments and other non-tax deductible costs.
- (p) Due to economic uncertainty, there may be fluctuation in income for future quarters. To be prudent and to satisfy certain legal reserve requirements, the Group has retained approximately S\$0.4 million of income available for distribution during the three months ended 30 June 2009.

NM- not meaningful

Financial Statements Announcement For The Second Quarter Ended 30 June 2009

Statement of Total Return and Distribution (YTD Jun 2009 vs YTD Jun 2008)

Notes	Group	Group	Increase /	Trust	Trust	Increase /
	01/01/09 to 30/06/09 S\$'000	01/01/08 to 30/06/08 S\$'000	(Decrease) %	01/01/09 to 30/06/09 S\$'000	01/01/08 to 30/06/08 S\$'000	(Decrease) %
Gross revenue	67,703	60,619	11.7%	54,847	50,331	9.0%
Maintenance and sinking fund contributions	(2,930)	(2,772)	5.7%	(2,816)	(2,674)	5.3%
Property management fees	(2,308)	(2,001)	15.3%	(1,694)	(1,510)	12.2%
Property tax	(3,307)	(5,069)	(34.8%)	(2,979)	(4,998)	(40.4%)
Other property expenses	(5,118)	(4,513)	13.4%	(2,489)	(2,908)	(14.4%)
Property expenses	(13,663)	(14,355)	(4.8%)	(9,978)	(12,090)	(17.5%)
Net property income	54,040	46,264	16.8%	44,869	38,241	17.3%
Finance income	9	60	(85.0%)	2	44	(95.5%)
Dividend income	-	-	-	-	2,068	(100.0%)
Fair value adjustment on security deposits	(362)	(70)	417.1%	(276)	(37)	645.9%
Management fees	(5,290)	(5,660)	(6.5%)	(5,195)	(5,569)	(6.7%)
Performance fees	-	-	-	-	-	-
Trust expenses	(1,708)	(1,916)	(10.9%)	(1,052)	(1,773)	(40.7%)
Finance expenses	(11,780)	(10,013)	17.6%	(8,961)	(7,475)	19.9%
Non property expenses	(19,131)	(17,599)	8.7%	(15,482)	(12,742)	21.5%
Net income before tax	34,909	28,665	21.8%	29,387	25,499	15.2%
Change in fair value of unrealised derivative instruments	2,411	6,245	(61.4%)	2,383	6,145	(61.2%)
Unrealised foreign exchange (losses) gain	-	-	-	(8,518)	963	(984.5%)
Change in fair value of investment properties	(134,039)	-	NM	(113,577)	-	NM
Total return for the period before tax and distribution	(96,719)	34,910	(377.1%)	(90,325)	32,607	(377.0%)
Income tax expense	(2,949)	(1,109)	165.9%	-	-	-
Total return for the period after tax and attributable to unitholders, before distribution	(99,668)	33,801	(394.9%)	(90,325)	32,607	(377.0%)
Non-tax deductible items and other adjustments	137,537	368	NM	128,194	1,562	NM
Income available for distribution	37,869	34,169	10.8%	37,869	34,169	10.8%

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 is due primarily to higher rates achieved for office renewals and new leases in Singapore, the rent review of the master lease in Ngee Ann City, as well as higher revenue from Renhe Spring Zongbei Property. Revenue from overseas properties accounted for approximately 19% (2008: 17%) of total gross revenue for the six months ended 30 June 2009.
- (b) Property management fees comprise 3% per annum and 2% to 5% per annum of the gross revenue from the Singapore Properties and Japan Properties respectively, and 0.8% per annum of gross sales of the Renhe Spring Zongbei Property in China. The increase is mainly due to the higher gross revenue for the six months ended 30 June 2009.
- (c) Property tax expense for the six months ended 30 June 2009 has decreased mainly due to the government's property tax rebates given on Singapore commercial properties.
- (d) Other property expenses for the period are higher mainly due to an increase in advertising, promotion and operating expenses in respect of the overseas properties, offset by a decrease in operating expenses in respect of the Singapore Properties for the six months ended 30 June 2009.

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- (e) There was no dividend income from its subsidiary during the six months ended 30 June 2009.
- (f) Being change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard ("FRS") 39.
- (g) Management fees consist of the base fee, which is calculated based on 0.5% per annum of the value of the Trust Property. The lower fee for the six months ended 30 June 2009 is mainly attributable to the downward revaluation of the Group's investment properties as at 31 December 2008.
- (h) The lower trust expenses for the six months ended 30 June 2009 is mainly attributed to the non-recurring strategic review costs incurred in the previous period.
- (i) Finance expenses are higher mainly due to increase in interest margins and refinancing costs, and include interest receivable and payable under the interest rate swaps and cross currency swap contracts.
- (j) Represents mainly the gain in fair value of cross currency swaps which were entered into in relation to the acquisition of the Japan Properties, offset by the loss in fair value of foreign currency option in RMB which was entered into in relation to the acquisition of the Renhe Spring Zongbei Property. The unrealised gain on the cross currency swaps was partially offset by a decrease in value of the Japan Properties due to a weakening of Yen for the six months ended 30 June 2009.
- (k) The Singapore properties were revalued at S\$1,683.4 million by Savills (Singapore) Pte Ltd as at 15 June 2009 resulting in a revaluation loss of S\$113.6 million for the six months ended 30 June 2009. The Japan Properties and Renhe Spring Zongbei Property were also independently revalued at Yen 12.5 billion (S\$185.6 million) and RMB 402 million (S\$85.6 million) as at 15 June 2009 by Real Link K.K and DTZ Debenham Tie Leung Limited respectively, resulting in additional net revaluation losses totalling S\$20.4 million.
- (l) Income tax expense includes withholding tax, income tax and deferred tax accrued in relation to the overseas properties. Increase is mainly due to deferred tax in relation to the revaluation gain on the Renhe Spring Zongbei Property.
- (m) See details in the distribution statement below.

Distribution Statement (YTD Jun 2009 vs YTD Jun 2008)

	Notes	Group 01/01/09 to 30/06/09 S\$'000	Group 01/01/08 to 30/06/08 S\$'000	Increase / (Decrease) %	Trust 01/01/09 to 30/06/09 S\$'000	Trust 01/01/08 to 30/06/08 S\$'000	Increase / (Decrease) %
Total return after tax, before distribution		(99,668)	33,801	(394.9%)	(90,325)	32,607	(377.0%)
Non-tax deductible / (chargeable) items:		137,537	368	NM	128,194	1,562	NM
Management fees paid / payable in units		2,659	2,915	(8.8%)	2,659	2,915	(8.8%)
Finance costs	(n)	696	1,119	(37.8%)	1,597	1,316	21.4%
Sinking fund contribution		583	583	0.0%	583	583	0.0%
Depreciation		102	842	(87.9%)	102	842	(87.9%)
Change in fair value of unrealised derivative instruments		(2,411)	(6,245)	(61.4%)	(2,384)	(6,145)	(61.2%)
Change in fair value of investment properties		134,039	-	NM	113,577	-	NM
Deferred income tax		1,784	148	NM	-	-	-
Unrealised foreign exchange (losses) gain		-	-	-	8,518	(963)	(984.5%)
Other items	(o)	85	1,006	(91.6%)	1,138	769	48.0%
Net overseas income not distributed to the Trust		-	-	-	2,404	2,245	7.1%
Income available for distribution		37,869	34,169	10.8%	37,869	34,169	10.8%
Income to be distributed	(p)	36,374	33,790	7.6%	36,374	33,790	7.6%

Footnotes:

- (n) Finance costs include mainly upfront costs relating to refinancing.
- (o) Other items include mainly trustee's fee, fair value adjustment on security deposits, straight-line rental adjustments and other non-tax deductible costs.
- (p) Due to economic uncertainty, there may be fluctuation in income for future quarters. To be prudent and to satisfy certain legal reserve requirements, the Group has retained approximately S\$1.5 million of income available for distribution during the six months ended 30 June 2009.

NM- not meaningful

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

Balance Sheet as at 30 Jun 2009

	Notes	Group	Group	Trust	Trust
		30/06/09	31/12/08	30/06/09	31/12/08
		S\$'000	S\$'000	S\$'000	S\$'000
Assets					
Investment properties	(a)	1,958,085	2,103,278	1,683,395	1,796,700
Interests in subsidiaries		-	-	243,036	252,223
Plant and equipment		577	670	491	593
Intangible asset	(b)	12,039	12,613	-	-
Derivative financial instruments	(c)	1,166	8,714	1,166	8,714
Trade and other receivables		10,313	5,391	5,586	4,927
Cash and cash equivalents		29,387	32,704	806	4,131
Total assets		2,011,567	2,163,370	1,934,480	2,067,288
Liabilities					
Trade and other payables		(47,064)	(47,133)	(32,364)	(32,827)
Derivative financial instruments	(c)	(39,845)	(49,467)	(39,891)	(49,595)
Income tax payable		(764)	(656)	-	-
Deferred tax liabilities	(d)	(18,447)	(16,585)	-	-
Borrowings	(e)	(664,813)	(665,991)	(612,667)	(611,845)
Total liabilities		(770,933)	(779,832)	(684,922)	(694,267)
Net assets		1,240,634	1,383,538	1,249,558	1,373,021
Represented by:					
Unitholders' funds		1,240,634	1,383,538	1,249,558	1,373,021

Footnotes:

- Investment properties have decreased largely due to a downward property revaluation loss of S\$134.0 million for the six months ended 30 June 2009 and the weakening of the Yen in respect of the Japan Properties. The Singapore Properties, Japan Properties and the Renhe Spring Zongbei Property were independently revalued as at 15 June 2009, by Savills (Singapore) Pte Ltd, Real Link K.K. and DTZ Debenham Tie Leung Limited respectively.
- Intangible asset represents goodwill on acquisition of Top Sure Investment Limited in August 2007. The company owns, through its wholly owned subsidiary, the Renhe Spring Zongbei Property.
- Derivative financial instruments include the fair value of the interest rate swaps, interest rate caps, cross currency swaps and foreign currency contracts taken out in relation to the Group's overseas properties.
- Deferred tax liabilities are mainly in respect of the Renhe Spring Zongbei Property and have been estimated on the basis of an asset sale at the current book value. The amount will not be payable if the investment property were sold through a sale of shares in Top Sure Investment Limited.
- Borrowings include a S\$380 million term loan, a S\$190 million term loan, S\$45.8 million drawdown from existing revolving credit facilities ("RCF"), a Yen 3.1 billion (S\$47.0 million) Japan bond and a RMB 28.4 million (S\$6.0 million) loan payable to a third party in China.

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1(b) (ii) Aggregate amount of borrowings

	Notes	Group 30/06/09 S\$'000	Group 31/12/08 S\$'000	Trust 30/06/09 S\$'000	Trust 31/12/08 S\$'000
Secured borrowings	(a)				
Amount repayable within one year		-	-	-	-
Amount repayable after one year		600,000	600,000	600,000	600,000
		600,000	600,000	600,000	600,000
Unsecured borrowings	(b)				
Amount repayable within one year		16,936	16,995	15,800	16,067
Amount repayable after one year		51,835	54,256	-	-
Total borrowings		668,771	671,251	615,800	616,067
Less: Unamortised loan acquisition expenses		(3,958)	(5,260)	(3,133)	(4,222)
Total borrowings		664,813	665,991	612,667	611,845

Footnotes:

(a) Secured

The Group has in place a secured term loan of S\$380 million with a tenure of five years (repayable on 20 September 2010) (the "Senior Facility"), a two-year term loan of S\$190 million (repayable on 10 September 2010) and a two-year RCF of S\$30 million (repayable on 10 September 2010) (the "Junior Facility").

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

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

(b) Unsecured

The Group has a RCF of up to S\$35 million for a remaining tenure of less than one year. Currently, S\$15.8 million is outstanding under the RCF, repayable on 31 March 2010.

In addition, the Group has a five-year bond facility of Yen 3.1 billion (S\$47.0 million) maturing in May 2012, which was used to part finance the acquisition of the Japan Properties. Whilst no security has been pledged, the bondholders have a statutory preferred right, under Japanese Asset Liquidation Law, to receive payment of all obligations under the bonds prior to other creditors out of the assets of the issuer.

The Group also has a loan of RMB 34.3 million (2008: RMB 34.3 million) from a third party, which was assumed as part of the acquisition of the Renhe Spring Zongbei Property. The carrying amount of RMB 28.4 million (S\$6.0 million) represents the discounted value of the RMB 34.3 million loan, which is interest-free and repayable in equal and annual instalments. The final instalment is due in August 2014.

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1(c) Consolidated cash flow statement (2Q 2009 vs 2Q 2008) and (YTD Jun 2009 vs YTD Jun 2008)

	Group 01/04/09 to 30/06/09	Group 01/04/08 to 30/06/08	Group 01/01/09 to 30/06/09	Group 01/01/08 to 30/06/08
Notes	S\$'000	S\$'000	S\$'000	S\$'000
Operating activities				
Total return for the period before tax and distribution	(111,862)	33,774	(96,719)	34,910
Adjustments for				
Finance income	(1)	(17)	(9)	(60)
Fair value adjustment on security deposits	183	24	362	70
Depreciation	55	427	110	855
Management fees paid / payable in units	1,322	1,466	2,659	2,915
Finance expense	5,887	5,308	11,780	10,013
Change in fair value of unrealised derivative instruments	(4,743)	(19,605)	(2,411)	(6,245)
Change in fair value of investment properties	134,039	-	134,039	-
Operating income before working capital changes	24,880	21,377	49,811	42,458
Changes in working capital:				
Trade and other receivables	(486)	1,809	(4,922)	771
Trade and other payables	685	(3,048)	(540)	(1,345)
Income tax refunded / (paid)	258	(85)	(906)	(1,089)
Cash generated from operating activities	25,337	20,053	43,443	40,795
Investing activities				
Purchase of plant and equipment	(15)	-	(16)	(4)
Capital expenditure on investment properties	(80)	(780)	(272)	(853)
Interest received on deposits	1	27	9	64
Cash flows from investing activities	(94)	(753)	(279)	(793)
Financing activities				
Borrowing costs paid	(5,549)	(4,483)	(10,163)	(10,118)
Proceeds from borrowings	17,695	16,573	34,049	31,689
Repayment of borrowings	(17,895)	(19,573)	(34,316)	(34,689)
Distributions paid to unitholders	(18,022)	(16,787)	(35,797)	(32,791)
Cash flows from financing activities	(23,771)	(24,270)	(46,227)	(45,909)
Net increase (decrease) in cash and cash equivalents	1,472	(4,970)	(3,063)	(5,907)
Cash and cash equivalents at the beginning of the period	28,837	42,944	32,704	42,686
Effects of exchange rate differences on cash	(922)	(988)	(254)	207
Cash and cash equivalents at the end of the period	29,387	36,986	29,387	36,986

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1(d) (i) Statement of Changes in Unitholders' Funds (2Q 2009 vs 2Q 2008)

	Notes	Group 01/04/09 to 30/06/09 S\$'000	Group 01/04/08 to 30/06/08 S\$'000	Trust 01/04/09 to 30/06/09 S\$'000	Trust 01/04/08 to 30/06/08 S\$'000
Unitholders' funds at the beginning of the period		1,379,728	1,537,387	1,364,068	1,517,080
Operations					
Change in unitholders' funds resulting from operations, before distributions	(a)	(114,163)	33,290	(97,810)	22,294
(Decrease)/Increase in net assets resulting from operations		(114,163)	33,290	(97,810)	22,294
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(4,385)	(1,236)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(3,846)	(10,955)	-	-
Net loss recognised directly in unitholders' funds	(b)	(8,231)	(12,191)	-	-
Unitholders' transactions					
Creation of units:					
- Management fees paid in units		-	-	-	-
- Management fees payable in units	(c)	1,322	1,466	1,322	1,466
Distributions to unitholders		(18,022)	(16,787)	(18,022)	(16,787)
Decrease in unitholders' funds resulting from unitholders' transactions		(16,700)	(15,321)	(16,700)	(15,321)
Unitholders' funds at the end of the period		1,240,634	1,543,165	1,249,558	1,524,053

Footnotes:

- Change in unitholders' funds resulting from operations for the three months ended 30 June 2009 includes the revaluation loss on the investment properties of S\$134.0 million and gain in fair value of unrealised derivative instruments of S\$4.7 million.
- The movement in foreign currency translation reserve relates to the exchange differences arising on the translation of foreign controlled entities and intercompany loans that form part of the Group's net investment in the foreign entities.
- There are an estimated 2,101,953 units to be issued to the Manager by 30 July 2009 as partial satisfaction of the base fee element of the management fee incurred for the three months ended 30 June 2009.

Financial Statements Announcement For The Second Quarter Ended 30 June 2009

1(d) (i) Statement of Changes in Unitholders' Funds (YTD Jun 2009 vs YTD Jun 2008)

	Notes	Group 01/01/09 to 30/06/09 S\$'000	Group 01/01/08 to 30/06/08 S\$'000	Trust 01/01/09 to 30/06/09 S\$'000	Trust 01/01/08 to 30/06/08 S\$'000
Unitholders' funds at the beginning of the period		1,383,538	1,537,167	1,373,021	1,521,322
Operations					
Change in net assets attributable to unitholders resulting from operations, before distributions	(a)	(99,668)	33,801	(90,325)	32,607
(Decrease)/Increase in net assets resulting from operations		(99,668)	33,801	(90,325)	32,607
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(1,580)	1,110	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(8,518)	963	-	-
Net (loss) gain recognised directly in unitholders' funds	(b)	(10,098)	2,073	-	-
Unitholders' transactions					
Creation of units:					
- Management fees paid in units		1,337	1,449	1,337	1,449
- Management fees payable in units	(c)	1,322	1,466	1,322	1,466
Distributions to unitholders		(35,797)	(32,791)	(35,797)	(32,791)
Decrease in unitholders' funds resulting from unitholders' transactions		(33,138)	(29,876)	(33,138)	(29,876)
Unitholders' funds at the end of the period		1,240,634	1,543,165	1,249,558	1,524,053

Footnotes:

- Change in unitholders' funds resulting from operations for the six months ended 30 June 2009 includes the revaluation loss on the investment properties of S\$134.0 million and gain in fair value of unrealised derivative instruments of S\$2.4 million.
- The movement in foreign currency translation reserve relates to the exchange differences arising on the translation of foreign controlled entities and intercompany loans that form part of the Group's net investment in the foreign entities.
- There are an estimated 2,101,953 units to be issued to the Manager by 30 July 2009 as partial satisfaction of the base fee element of the management fee incurred for the three months ended 30 June 2009.

Financial Statements Announcement For The Second Quarter Ended 30 June 2009

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

	Group and Trust 01/04/09 to 30/06/09	Group and Trust 01/04/08 to 30/06/08	Group and Trust 01/01/09 to 30/06/09	Group and Trust 01/01/08 to 30/06/08
Notes	Units	Units	Units	Units
Issued units at the beginning of the period	960,803,854	952,642,538	957,933,611	951,328,908
Management fees issued in units (base fee)	2,920,252	1,169,093	5,790,495	2,482,723
Management fees issued in units (performance fee)	-	-	-	-
Issued units at the end of the period	963,724,106	953,811,631	963,724,106	953,811,631
Management fees payable in units to be issued (base fee)	(a) 2,101,953	1,374,438	2,101,953	1,374,438
Management fees payable in units (performance fee)	(b) -	-	-	-
Total issued and issuable units at the end of the period	965,826,059	955,186,069	965,826,059	955,186,069

Footnotes:

- (a) There are an estimated 2,101,953 units to be issued to the Manager by 30 July 2009 as partial satisfaction of the base fee element of the management fee incurred for the three months ended 30 June 2009.
- (b) Performance fee is calculated for each six-month period ending 30 June and 31 December. There is no performance fee for the six months ended 30 June 2009 as performance is below the benchmark index.

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

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

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

Not applicable.

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

The Group has applied the same accounting policies and method of computation in the financial statements for the current financial period, which are consistent with those described in the audited financial statements for the year ended 31 December 2008, except for the adoption of the new and revised Financial Reporting Standards (FRS) which became effective for financial years beginning on or after 1 January 2009.

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

The Group has adopted the Amendments to FRS 32 and FRS 1 which have resulted in the net assets attributable to unitholders of the Group (including the units in issue) being classified as equity instead of a financial liability. This change in accounting policy has been applied retrospectively in accordance with the provisions of the amendments and the comparatives have been restated. This change does not have any impact on the Group's and the Trust's statements of total return.

The adoption of the Amendments to FRS 32 and FRS 1 has resulted in the following increase/(decrease) as presented in 1(b)(i):

Financial Statements Announcement For The Second Quarter Ended 30 June 2009

	Group 31/12/08 S\$'000	Trust 31/12/08 S\$'000
Net assets attributable to unitholders Unitholders' funds	(1,383,538) 1,383,538	(1,373,021) 1,373,021

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

	Notes	Group 01/04/09 to 30/06/09	Group 01/04/08 to 30/06/08
Weighted average number of units	(a)	962,880,756	953,454,167
Earnings (loss) per unit for the period based on the weighted average number of units in issue (cents)	(b)	(11.86)	3.49
Number of units issued and issuable at end of period		965,826,059	955,186,069
Distribution per unit for the period based on the total number of units entitled to distribution (cents)	(c)	1.90	1.78
Distribution per unit for the period based on the total number of units entitled to distribution including performance fee units (cents)		1.90	1.78

Footnotes:

- (a) The actual weighted average number of units used for computation of EPU for the three months ended 30 June 2009 is 962,880,756 and has been calculated on a time-weighted basis. This comprises the weighted average number of units in issue of 962,857,658 and the weighted average number of units issuable to the Manager of 23,098.
- (b) The earnings (loss) per unit includes the revaluation loss on the investment properties of S\$134.0 million and gain in fair value of unrealised derivative instruments of S\$4.7 million for the three months ended 30 June 2009.
- (c) The computation of DPU is based on number of units entitled to distributions comprising:
- (i) The number of units in issue as at 30 June 2009 of 963,724,106;
- (ii) The estimated number of units issuable to the Manager as partial satisfaction of management fee (base fee) incurred for the three months ended 30 June 2009 of 2,101,953.

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

	Notes	Group 30/06/09	Group 31/12/08	Trust 30/06/09	Trust 31/12/08
Net asset value per unit (S\$)	(a)	1.28	1.44	1.29	1.43

Footnotes:

- (a) The number of units used for computation of NAV per unit is 965,826,059. This comprises:
- (i) The number of units in issue as at 30 June 2009 of 963,724,106;
- (ii) The estimated number of units issuable to the Manager as partial satisfaction of management fee (base fee) incurred for the three months ended 30 June 2009 of 2,101,953.

Financial Statements Announcement For The Second Quarter Ended 30 June 2009

8 Review of the performance Consolidated Statement of Total Return and Distribution (2Q 2009 vs 2Q 2008) and (YTD Jun 2009 vs YTD Jun 2008)

	Group 01/04/09 to 30/06/09	Group 01/04/08 to 30/06/08	Increase / (Decrease)	Group 01/01/09 to 30/06/09	Group 01/01/08 to 30/06/08	Increase / (Decrease)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	33,378	30,201	10.5%	67,703	60,619	11.7%
Property expenses	(6,391)	(7,026)	(9.0%)	(13,663)	(14,355)	(4.8%)
Net property income	26,987	23,175	16.4%	54,040	46,264	16.8%
Non property expenses	(9,553)	(9,006)	6.1%	(19,131)	(17,599)	8.7%
Net income before tax	17,434	14,169	23.0%	34,909	28,665	21.8%
Change in fair value of unrealised derivative instruments	4,743	19,605	(75.8%)	2,411	6,245	(61.4%)
Change in fair value of investment properties	(134,039)	-	NM	(134,039)	-	NM
Total return for the period before tax and distribution	(111,862)	33,774	(431.2%)	(96,719)	34,910	(377.1%)
Income tax expense	(2,301)	(484)	375.4%	(2,949)	(1,109)	165.9%
Total return for the period after tax, before distribution	(114,163)	33,290	(442.9%)	(99,668)	33,801	(394.9%)
Non-tax deductible items and other adjustments	132,953	(16,132)	NM	137,537	368	NM
Income available for distribution	18,790	17,158	9.5%	37,869	34,169	10.8%
Income to be distributed	18,351	17,002	7.9%	36,374	33,790	7.6%

Gross revenue was higher due primarily to higher rates achieved for office renewals and new leases in Singapore, the rent review of the master lease in Ngee Ann City, as well as higher revenue from Renhe Spring Zongbei Property. Revenue from overseas properties accounted for approximately 18% (2008: 15%) of total gross revenue for the three months ended 30 June 2009.

Property expenses for the three months ended 30 June 2009 fell by 9.0%, mainly due to the decrease in property tax expenses for the three months ended 30 June 2009, which is in line with the government's property tax rebates announced for commercial properties in the Singapore Budget in January 2009, and lower advertising, promotion and operating expenses in respect of the Singapore Properties.

The unrealised gain on the derivative instruments for the three months ended 30 June 2009 of S\$4.7 million represented mainly the gain in fair value of cross currency swaps which were entered into in relation to the acquisition of the Japan Properties. The unrealised gain on the cross currency swaps was partially offset by a decrease in value of the Japan Properties due to a weakening of the Yen for the three months ended 30 June 2009.

Total return for the period before tax and distribution for the three months ended 30 June 2009 was a loss of S\$111.9 million, which was mainly due to the revaluation losses on the Group's investment properties of S\$134.0 million, which were independently revalued as at 15 June 2009.

Financial Statements Announcement For The Second Quarter Ended 30 June 2009

Income available for distribution and income to be distributed for the three months ended 30 June 2009 were S\$18.8 million and S\$18.4 million, which were 9.5% and 7.9% above the previous comparative period respectively. The increases were largely due to higher contributions from the Singapore Properties and Renhe Spring Zongbei Property in China during the 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

In April 2009, the Ministry of Trade and Industry ("MTI") revised its forecast and stated that it expected the contraction in 2009 at -9% to -6%. In May 2009, MTI maintained its forecast at -9% to -6%¹. On 14 July 2009, MTI revised its 2009 forecast upwards between -6% to -4%² reflecting an upward revision in the 1Q 2009 performance; improved 2Q 2009 performance led by the biomedical sector and a subdued outlook for the rest of the year.

While retail market continues to be weak, demand for existing shop space remains firm and pre-commitment levels for soon to be completed malls along Orchard Road such as ION Orchard have been reported as being high. As such, CB Richard Ellis ("CBRE") expects the rate of rental decline for prime space along Orchard Road to decrease or stabilize. CBRE expects Orchard Road rents to fall by 10% to 12% in 2009, compared to an earlier estimate of 15% to 20% drop³. According to CBRE, Prime Orchard Road rent declined 2.9% quarter-on-quarter in 2Q 2009 to \$33.90 psf pm compared to the 3.3% quarter-on-quarter decline experienced in 1Q 2009. In 2Q 2009, average monthly prime Grade A office rental fell 11% quarter-on-quarter to \$9.50 psf pm in the second quarter, slower than the 28% quarter-on-quarter slide in 1Q 2009, according to property consulting group Jones Lang LaSalle (JLL). The vacancy level of Grade A space rose to 6.1% as at end-2Q 2009, up from 5.4% at end-1Q 2009⁴.

As at 1Q 2009, GDP growth in Chengdu was up 12.3% year-on-year. From January to May 2009, retail consumption in Chengdu was up 20.4% year-on-year⁵. Prime retail rents in Chengdu are expected to remain stable in the next 2 years⁶.

While the Bank of Japan cut its GDP forecast for the current fiscal year from -3.1% to -3.4%, it has also indicated that Japan's economic conditions are declining less sharply following increases in government spending, exports and production, and expects that the country will start recovering in the second half of the year ending March 2010⁷.

Outlook for the next 12 months

While the economic outlook for Singapore continues to be weak for the rest of 2009, sentiment appears to be improving as indicated by the upward revision of GDP and rental forecasts. Downward pressure on occupancy and rental rates is still expected, especially for office properties. Similarly for Japan, the economic outlook continues to remain weak and this is likely to impact retail rents and occupancy rates. However, Starhill Global REIT's retail assets in Singapore which contribute a significant portion of the Group's revenue have mitigating characteristics such as the long term master lease for the bulk of retail space in Ngee Ann City, and a staggered lease term expiry profile.

On 22 June 2009, the Manager announced the proposed rights issue on a basis of one rights unit for every one existing unit in Starhill Global REIT, at an issue price of S\$0.35 per rights unit, to raise gross proceeds of approximately S\$337.3 million. The offer information statement was dispatched to eligible unitholders on 24 July 2009.

Financial Statements Announcement For The Second Quarter Ended 30 June 2009

1. MTI (2009), MTI Revises 2009 Growth Forecast
2. *Business Times*, The bleeding stops, a pale recovery on its way, 15 July 2009
3. <<http://www.cbre.com.sg/singapore/eng/document/MarketView/2q09.pdf>>
4. <<http://www.joneslanglasalle.com.sg>>
5. <<http://www.cdstats.chengdu.gov.cn/detail.asp?ID=52684&ClassID=020701>>
6. CBRE (2009), Chengdu Real Estate Market Overview as at 1Q 2009
7. Otsuma, M (2009), BOJ Extends Credit Policies, Cuts Economic Forecasts

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: Second quarter distribution for the period from 1 April 2009 to 30 June 2009.

Distribution rate: 1.90 cents per unit

Distribution type:

Type	Cents
Taxable income component	1.85
Capital component	0.05
Total	1.90

Par value of units: NA

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

Capital component
The capital component of the distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. Such distribution refers to the amount of distribution made by the Trust where the income from the underlying properties located overseas has not been received as income by the Trust. For Unitholders who hold the Units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.

(b) Corresponding period of the immediately preceding financial period

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution: Second quarter distribution for the period from 1 April 2008 to 30 June 2008.

Distribution rate: 1.78 cents per unit

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Distribution type:

Type	Cents
Taxable income component	1.67
Tax-exempt income component	0.11
Total	1.78

Par value of units:

NA

Tax rate:

Taxable income component

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

Tax-exempt income component

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

Footnotes:

NA – Not applicable

(c) Date payable: 28 August 2009

(d) Books Closure Date: 6 August 2009

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

Not applicable

13 Directors' confirmation

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and Trust as at 30 June 2009 (comprising the balance sheets as at 30 June 2009, the statements of total return and distribution, the cash flow statements and statements of changes in unitholders' funds for the three months ended on that date, together with their accompanying notes) to be false or misleading in any material respect.

On behalf of the Board

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

Franklin Heng
Chief Executive Officer/Director

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

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

**Financial Statements Announcement
For The Second Quarter Ended 30 June 2009**

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

Patricia Ong
Joint Company Secretary
29 July 2009