



SGX-ST Announcement

Embargoed from release until after 5.00 pm

UPDATE ON STARHILL GLOBAL REIT'S JAPAN PORTFOLIO

YTL Pacific Star REIT Management Limited ("**the Manager**"), as manager of Starhill Global REIT, wishes to announce that Starhill Global REIT One TMK has signed a conditional agreement today with Mizuho Trust & Banking Co., Ltd. and Future Revolution K. K. ("**Future Revolution**") to terminate the master leases and property management agreements for Starhill Global REIT's portfolio of seven properties in Japan. This will mitigate tenant concentration risks with Future Revolution. Starhill Global REIT has acquired a new special purpose vehicle, Starhill Global ML K.K., to step in as master lessee and assume the position of sub-lessor under the lease agreements with the end-tenants.

The conditions in the termination agreement include *inter alia* the execution of a sub-lease succession agreement between Future Revolution and Starhill Global ML K.K. and consents being obtained from a proportion of the end tenants to the succession of Starhill Global ML K.K. to Future Revolution's position under the respective sub-lease agreements. Future Revolution will be working with the local asset manager Savills Japan K.K. to facilitate this process, including seeking the end tenants' consent. It is proposed that Savills Japan K.K. will replace Future Revolution as the local property manager for the seven properties.

Upon termination of the master leases, Future Revolution and its related entities will occupy only 4,286 square feet (sq ft) of net lettable area (NLA) directly, or 7.4% of the Japan portfolio's total NLA. The remainder of the Japan portfolio's NLA is occupied by end tenants that are not related to Future Revolution. Occupancy at the Ebisu Fort property will be 90% and a rental supplement of JPY7.0 million per month until September 2012 is

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payable by Future Revolution. The Manager will work closely with Savills Japan K.K. to achieve higher occupancy for the portfolio.

As at 30 September 2009, Starhill Global REIT's Japan portfolio of seven properties enjoyed 100% occupancy except for Daikanyama (88%) and Holon L (33%). The portfolio contributed 7.5% (S\$7.5 million) and 7.9% (S\$6.3 million) to Starhill Global REIT's gross revenue and net property income respectively for the nine months ended 30 September 2009. The Japan portfolio has a total NLA of 57,794 sq ft, comprising 7.4% of Starhill Global REIT's portfolio NLA.

By Order of the Board
YTL Pacific Star REIT Management Limited
(Company Registration No. 200502123C)
As Manager of Starhill Global Real Estate Investment Trust

Patricia Ong
Joint Company Secretary
18 November 2009

About Starhill Global REIT

Starhill Global REIT is a Singapore-based real estate investment trust investing primarily in real estate used for retail and office purposes, both in Singapore and overseas. Listed on the Mainboard of the Singapore Exchange Securities Trading Limited ("SGX-ST") since 20 September 2005, Starhill Global REIT owns two landmark properties on Orchard Road, Singapore's premier shopping and tourist precinct. Its initial portfolio included a 74.23% strata title interest in Wisma Atria and a 27.23% strata title interest in Ngee Ann City.

In 2007, Starhill Global REIT enlarged its asset base and geographical footprint with the acquisition of seven properties in the prime areas of Roppongi, Shibuya-ku, Minato-ku and Meguro-ku in Tokyo, Japan and a premier retail property in Chengdu, China. Starhill Global REIT's portfolio now comprises 10 properties in the three countries, valued at about S\$2.0



billion. Starhill Global REIT remains focused on sourcing property assets in Asia, while driving organic growth from its existing portfolio, through proactive leasing efforts and creative asset enhancements.

Starhill Global REIT is managed by an external manager, **YTL Pacific Star REIT Management Limited**. The Manager is a wholly owned subsidiary of YTL Pacific Star REIT Management Holdings Pte Ltd, a 50:50 joint venture between Starhill Global REIT Management Limited (an indirect wholly owned subsidiary of YTL Corporation Berhad) and Pacific Star REIT Management Holdings Limited. Visit Starhill Global REIT's website at www.starhillglobalreit.com for more details.

Important Notice

The value of Starhill Global REIT units ("Units") and the income derived from them may fall -or rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of Starhill Global REIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Starhill Global REIT is not necessarily indicative of the future performance of Starhill Global REIT.

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

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