

Media release by: YTL Starhill Global REIT Management Limited (YTL Starhill Global)

Manager of: Starhill Global Real Estate Investment Trust (Starhill Global REIT)

STARHILL GLOBAL REIT REPORTS 11.4% INCREASE IN 2Q 2010 GROSS REVENUE

HIGHLIGHTS

- Property portfolio value increased to approximately S\$2.6 billion following the completion of Starhill Gallery and Lot 10 acquisitions
- Issued S\$124 million 5-year unsecured Series 001 Notes and signed a facility agreement for S\$496 million 3-year secured facilities to address the debt maturing in 2010

SINGAPORE, 26 July 2010 – YTL Starhill Global today announced that Starhill Global REIT's 2Q 2010 gross revenue was S\$37.2 million, 11.4% higher than that achieved in 2Q 2009. Net property income was higher at S\$28.8 million, representing an increase of 6.9% over 2Q 2009, mainly attributed to contribution from the recently acquired David Jones Building in Australia.

Income to be distributed to Unitholders in 2Q 2010 was S\$17.7 million, 3.6% lower than that of S\$18.4 million in 2Q 2009. Distribution Per Unit (DPU) (post-rights) for the period 1 April 2010 to 30 June 2010 was 0.91 cents, 4.2% lower compared to the restated 0.95 cents¹ achieved for the previous corresponding period. On an annualised basis, the latest distribution represents a yield of 6.76%².

¹ 2Q 2009 DPU has been restated to include 963,724,106 rights units.

² Based on 1H 2010 DPU of 1.86 cents and closing unit price of S\$0.555 on 30 June 2010.

YTL Starhill Global REIT Management Limited

CRN 200502123C

Manager of Starhill Global REIT, 391B Orchard Road, #21-08, Ngee Ann City Tower B, Singapore 238874

Tel: +65 6835 8633 Fax: +65 6835 8644 www.ytlstarhill.com



Overview of Starhill Global REIT's financial results

	2Q 2010	2Q 2009	% Change
Gross revenue (S\$ million)	37.2	33.4	11.4
Net property income (S\$ million)	28.8	27.0	6.9
Income available for distribution (S\$ million) ³	18.0	18.8	(4.1)
Income to be distributed to Unitholders (S\$ million) ³	17.7	18.4	(3.6)
DPU (cents) (pre-rights)	N/A	1.90	N/A
DPU (cents) (post-rights)¹	0.91	0.95	(4.2)
Annualised DPU (cents)	3.75²	3.79	(1.1)

Tan Sri Dato' (Dr) Francis Yeoh, Executive Chairman of YTL Starhill Global, said, "We are encouraged by the strong support from our unitholders which has enabled us to expedite our growth with the acquisition of the David Jones Building in January 2010 and Starhill Gallery and Lot 10 in June 2010. With these quality assets, we have expanded Starhill Global REIT's global presence to five countries and have enlarged our property portfolio value by 31% to approximately S\$2.6 billion."

Mr Ho Sing, CEO of YTL Starhill Global, said, "As part of our proactive capital management strategy, the Group issued S\$124 million unsecured 5-year notes and entered into a facility agreement for 3-year secured facilities of S\$496 million in July 2010 to address the S\$570 million secured debt maturing in September 2010. Post refinancing, Starhill Global REIT's weighted average debt maturity profile will be extended from 1.3 years to approximately 3.7 years."

Proactive capital management

As at 30 June 2010, Starhill Global REIT's outstanding debt was S\$841.5 million of which S\$570.0 million matures in September 2010.

³ Approximately S\$0.3 million of income available for distribution for the quarter ended 30 June 2010 has been retained to satisfy certain legal reserve requirements in China and for CPU distributions.

Under the S\$2,000,000,000 Multicurrency Medium Term Notes Programme of Starhill Global REIT MTN Pte. Ltd. (a wholly-owned subsidiary of HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Starhill Global REIT)), the Group has issued S\$124.0 million 3.405% unsecured Series 001 Notes due 2015 in July 2010. The Series 001 Notes have been assigned a 'BBB-' rating by Standard & Poor's Rating Services, and the proceeds raised were used to refinance part of the S\$570 million debt maturing in September 2010.

The balance of the S\$570 million debt maturing in September 2010 will be refinanced through term loan facilities. HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Starhill Global REIT) entered into a facility agreement with a syndicate of five banks for 3-year facilities of S\$496 million, secured on Starhill Global REIT's interests in Ngee Ann City. The participating banks are DBS Bank Ltd, Oversea-Chinese Banking Corporation Limited, Commonwealth Bank of Australia (Singapore Branch), Société Générale (Singapore Branch) and ING Bank N.V. (Singapore Branch). Oversea-Chinese Banking Corporation Limited is the facility and security agent.

As at 30 June 2010, Starhill Global REIT has a prudent gearing of 30.8% and its interest cover ratio stood at a robust 4.2 times. The weighted average effective interest rate as at 30 June 2010 is 3.77% per annum.

Review of portfolio performance

With the acquisition of Starhill Gallery and Lot 10 in Kuala Lumpur, Malaysia, Starhill Global REIT's portfolio now includes 13 prime properties valued at approximately S\$2.6 billion. The geographic breakdown of the portfolio by asset value as at 30 June 2010 is as follows: Singapore 66.4%, Malaysia 17.4%, Japan 7.3%, Australia 5.6%, and China 3.3%. The acquisition effectively reduces the geographical dependency of Starhill Global REIT on Singapore.

Starhill Global REIT's Singapore portfolio, comprising its interests in Wisma Atria and Ngee Ann City on Orchard Road, contributed 75.1% of total gross revenue, or S\$27.9 million in 2Q 2010. The Singapore portfolio's net property income for 2Q 2010 was S\$22.2 million, 1.8% lower than in 2Q 2009, and its committed occupancy was 95.8% as at 30 June 2010.

Renhe Spring Zongbei in Chengdu, China contributed 9.6% of total gross revenue and continued to enjoy 100% occupancy over the quarter. In 2Q 2010, the department store's revenue was S\$3.6 million. Net property income for 2Q 2010 was S\$1.9 million, 14.9% lower than in 2Q 2009, due mainly to higher advertising and promotion expenses, and the weakening of the RMB.

The David Jones Building in Perth, Australia contributed 8.9% of total gross revenue or S\$3.3 million in 2Q 2010. Net property income for 2Q 2010 was S\$2.8 million. As at 30 June 2010, the property was fully occupied and its portfolio of tenants included the David Jones department store and six other specialty tenants.

In 2Q 2010, Starhill Global REIT's Japan portfolio contributed 6.4% or S\$2.4 million of total gross revenue. The Japan portfolio's net property income for 2Q 2010 was S\$1.9 million, 9.2% lower than in 2Q 2009, due mainly to higher operating expenses. Overall committed occupancy for the seven properties in Japan improved to 95.6% as at 30 June 2010.

The first full quarter contribution from Starhill Global REIT's Malaysia portfolio, comprising Starhill Gallery and Lot 10 along Bukit Bintang in Kuala Lumpur, will be reflected in 3Q 2010 as the acquisitions were completed at the end of June 2010. The properties are let under a master lease arrangement which provides Starhill Global REIT with a stable rental income of RM72.1 million or S\$31.1 million⁴ per year for the first three-year term.

- End -

⁴ Based on the exchange rate of RM\$1.00: S\$0.431

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. Since its listing on the Mainboard of the Singapore Exchange Securities Trading Limited on 20 September 2005, Starhill Global REIT has grown its initial portfolio from interests in two landmark properties on Orchard Road in Singapore to 13 properties in Singapore, Malaysia, Australia, Japan and China, valued at about S\$2.6 billion.

These include interests in Wisma Atria and Ngee Ann City on Orchard Road in Singapore, Starhill Gallery and Lot 10 in Kuala Lumpur, Malaysia, full ownership of a premier retail property in Chengdu, China, seven properties in the prime areas of Tokyo, Japan and the David Jones Building in Perth, Australia. Starhill Global REIT remains focused on sourcing attractive property assets in Singapore and overseas, 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 Starhill Global REIT Management Limited. The Manager is a wholly-owned subsidiary of YTL Starhill Global REIT Management Holdings Pte. Ltd. which is in turn an indirect subsidiary of YTL Corporation Berhad.

Analyst, Investor and Media Contact:

Clarence Fu

YTL Starhill Global REIT Management Limited

Tel: (65) 6835 8693; Mobile: (65) 9664 4599

Email: clarence.fu@ytlstarhill.com

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.