



**Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the Third Quarter Ended 30 September 2010**

These financial statements for the quarter from 1 July 2010 to 30 September 2010 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 (amended and restated on 10 December 2007 and supplemented by a second Supplemental Deed dated 22 April 2010 and a third Supplemental Deed dated 7 June 2010) 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.

As at 30 September 2010, 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 seven properties in Tokyo, Japan (the "Japanese Properties");
- 100% interest in Renhe Spring Zongbei Department Store in Chengdu, China (the "Renhe Spring Zongbei Property");
- 100% interest in David Jones Building in Perth, Australia (the "David Jones Building Property");
- 100% interest in Starhill Gallery and the Lot 10 Property in Kuala Lumpur, Malaysia (collectively the "Malaysian Properties").

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**SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE THREE MONTHS ENDED
30 SEPTEMBER 2010**

	Group 01/07/10 to 30/09/10 S\$'000	Group 01/07/09 to 30/09/09 S\$'000	Increase / (Decrease) %
Gross revenue	45,214	32,590	38.7%
Net property income	35,755	26,105	37.0%
Net income available for distribution	22,427	18,539	21.0%
Income to be distributed to:			
- Convertible preferred units ("CPU") Holders	2,479	-	NM
- Unitholders	19,430	18,358	5.8%
Total income to be distributed	21,909	18,358	19.3%
	Cents per unit/CPU		
Distribution per unit ("DPU")/per CPU			
<u>CPU Holders</u>			
For the quarter from 1 July to 30 September ⁽¹⁾	1.43	-	NM
Annualised (based on the three months ended 30 September)	5.68	-	NM
<u>Unitholders</u>			
For the quarter from 1 July to 30 September ⁽²⁾	1.00	0.95	5.3%
Annualised (based on the three months ended 30 September)	3.97	3.77	5.3%

DISTRIBUTION DETAILS

Distribution period	1 July 2010 to 30 September 2010
Distribution amount to:	
CPU Holders	1.43 cents per CPU ⁽¹⁾
Unitholders	1.00 cent per unit
Books closure date	3 November 2010
Payment date	29 November 2010

Footnotes:

⁽¹⁾ The actual distribution to CPU Holders for the quarter 1 July 2010 to 30 September 2010 is 1.4326 cents.

⁽²⁾ The number of units used to calculate DPU for 3Q 2009 includes 963,724,106 rights units ("Rights Units") issued pursuant to the rights issue completed in August 2009 ("Rights Issue").

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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 (3Q 2010 vs 3Q 2009)

	Notes	Group 01/07/10 to 30/09/10 S\$'000	Group 01/07/09 to 30/09/09 S\$'000	Increase / (Decrease) %	Trust 01/07/10 to 30/09/10 S\$'000	Trust 01/07/09 to 30/09/09 S\$'000	Increase / (Decrease) %
Gross revenue	(a)	45,214	32,590	38.7%	27,489	27,127	1.3%
Maintenance and sinking fund contributions		(1,480)	(1,465)	1.0%	(1,415)	(1,408)	0.5%
Property management fees	(b)	(1,090)	(1,022)	6.7%	(821)	(726)	13.1%
Property tax	(c)	(3,297)	(1,376)	139.6%	(2,515)	(1,101)	128.4%
Other property expenses	(d)	(3,592)	(2,622)	37.0%	(1,617)	(1,522)	6.2%
Property expenses		(9,459)	(6,485)	45.9%	(6,368)	(4,757)	33.9%
Net property income		35,755	26,105	37.0%	21,121	22,370	(5.6%)
Finance income	(e)	173	120	44.2%	59	118	(50.0%)
Realised foreign exchange gain	(f)	483	-	NM	483	-	NM
Dividend income from subsidiaries		-	-	-	5,885	6,112	(3.7%)
Fair value adjustment on security deposits	(g)	1,399	(212)	NM	53	(126)	NM
Management fees	(h)	(3,439)	(2,767)	24.3%	(3,113)	(2,730)	14.0%
Trust expenses	(i)	(581)	(702)	(17.2%)	(315)	(493)	(36.1%)
Finance expenses	(j)	(9,657)	(6,015)	60.5%	(4,615)	(4,622)	(0.2%)
Non property expenses		(11,622)	(9,576)	21.4%	(1,563)	(1,741)	(10.2%)
Net income before tax		24,133	16,529	46.0%	19,558	20,629	(5.2%)
Change in fair value of unrealised derivative instruments	(k)	(839)	(7,642)	(89.0%)	(998)	(7,687)	(87.0%)
Unrealised foreign exchange gain/(loss)		-	-	-	(282)	6,366	NM
Total return for the period before tax and distribution		23,294	8,887	162.1%	18,278	19,308	(5.3%)
Income tax expense	(l)	(725)	(505)	43.6%	-	-	-
Total return for the period after tax, before distribution		22,569	8,382	169.3%	18,278	19,308	(5.3%)
Non-tax deductible/(chargeable) items and other adjustments	(m)	(142)	10,157	NM	4,149	(769)	NM
Income available for distribution		22,427	18,539	21.0%	22,427	18,539	21.0%

Footnotes:

- 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 the revenue contributed by David Jones Building Property and Malaysian Properties acquired in 1H 2010, offset by the decrease in revenue from Singapore Properties' office component and Japanese Properties. Revenue from overseas properties accounted for approximately 39% (2009: 17%) of total gross revenue for the three months ended 30 September 2010.
- Property management fees comprise mainly 3.0% per annum and 1.8% per annum of the gross revenue from Singapore Properties and Japanese Properties respectively, and 0.8% per annum of gross sales of Renhe Spring Zongbei Property.
- The increase in property tax expense for the current period was mainly due to the expiry of property tax rebates granted by the Singapore government on Singapore Properties in 2009, and property tax expenses of David Jones Building Property and Malaysian Properties for the three months ended 30 September 2010.
- Other property expenses for the current period are higher mainly due to an increase in leasing & upkeep expenses of Singapore Properties, Japanese Properties and operating expenses incurred by David Jones Building Property for the three months ended 30 September 2010.

Financial Statements Announcement For The Third Quarter Ended 30 September 2010

- (e) Represents interest income from bank deposits and current accounts for the three months ended 30 September 2010.
- (f) Represents the realised gain during the current period arising from a foreign exchange contract settled in relation to its overseas income.
- (g) Represents mainly the change in fair value of security deposits received from master tenant of Malaysian Properties stated at amortised cost in accordance with Financial Reporting Standard ("FRS") 39 for the three months ended 30 September 2010.
- (h) Management fees consist mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property. The higher fee for the three months ended 30 September 2010 is in line with the higher average value of the trust property during the current period.
- (i) The decrease in trust expenses are mainly due to lower trust expenses incurred by the Group in relation to its Singapore and overseas properties offset by the trust expenses incurred by David Jones Building Property and Malaysian Properties for the three months ended 30 September 2010.
- (j) Finance expenses are higher for the current period mainly due to the interest incurred on the term loan and Malaysia medium term notes ("MTN") taken up in relation to the acquisition of David Jones Building Property and Malaysian Properties respectively.
- (k) Represents mainly the change in fair value of interest rate swap which were entered into in relation to the acquisition of Japanese Properties for the three months ended 30 September 2010. The higher loss in the comparative period was mainly due to the unrealised loss on the cross currency swaps which was largely offset by an increase in value of Japanese Properties as a result of the strengthening of Japanese Yen.
- (l) Income tax expense includes withholding tax, income tax and deferred tax provided for in relation to the overseas properties. The higher tax expense in the current period is mainly due to withholding tax provided in relation to David Jones Building Property and higher income tax by Renhe Spring Zongbei Property for the three months ended 30 September 2010.
- (m) See details in the distribution statement below.

Distribution Statement (3Q 2010 vs 3Q 2009)

Notes	Group	Group	Increase / (Decrease) %	Trust	Trust	Increase / (Decrease) %
	01/07/10 to 30/09/10 S\$'000	01/07/09 to 30/09/09 S\$'000		01/07/10 to 30/09/10 S\$'000	01/07/09 to 30/09/09 S\$'000	
Total return after tax, before distribution	22,569	8,382	169.3%	18,278	19,308	(5.3%)
Non-tax deductible/(chargeable) items:	(142)	10,157	NM	4,149	(769)	NM
Management fees paid/payable in units (n)	-	1,419	NM	-	1,419	NM
Finance costs (o)	247	355	(30.4%)	638	810	(21.2%)
Sinking fund contribution	294	291	1.0%	294	291	1.0%
Depreciation	51	51	-	51	51	-
Change in fair value of unrealised derivative instruments	839	7,642	(89.0%)	998	7,687	(87.0%)
Deferred income tax	104	54	92.6%	-	-	-
Unrealised foreign exchange (gain) / loss	-	-	-	282	(6,366)	NM
Fair value adjustment on security deposits	(1,399)	212	NM	(53)	126	NM
Other items (p)	(278)	133	NM	419	815	(48.6%)
Net overseas income not distributed to the Trust, net of amount received	-	-	-	1,520	(5,602)	NM
Income available for distribution	22,427	18,539	21.0%	22,427	18,539	21.0%
Income to be distributed to:						
- CPU Holders (q)	2,479	-	NM	2,479	-	NM
- Unitholders (r)	19,430	18,358	5.8%	19,430	18,358	5.8%
Total income to be distributed	21,909	18,358	19.3%	21,909	18,358	19.3%

Financial Statements Announcement For The Third Quarter Ended 30 September 2010

Footnotes:

- (n) 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 30 September 2010.
- (o) Finance costs include mainly amortisation of upfront costs relating to refinancing.
- (p) Other items include mainly trustee's fee, straight-line rental adjustments and other non-tax deductible costs.
- (q) Subject to the sole discretion of the Manager, the CPU Holders are entitled to a discretionary, non-cumulative variable S\$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum assuming the CPU distribution is paid in full and based on the RM amount of the CPU determined on the date of issuance of the CPU.
- (r) Approximately S\$0.5 million of income available for distribution for the three months ended 30 September 2010 has been retained to satisfy certain legal reserve requirements in China and for working capital requirements.

NM – Not Meaningful

Financial Statements Announcement For The Third Quarter Ended 30 September 2010

Statement of Total Return and Distribution (YTD Sep 2010 vs YTD Sep 2009)

	Notes	Group	Group	Increase /	Trust	Trust	Increase /
		01/01/10 to 30/09/10 S\$'000	01/01/09 to 30/09/09 S\$'000	(Decrease) %	01/01/10 to 30/09/10 S\$'000	01/01/09 to 30/09/09 S\$'000	(Decrease) %
Gross revenue	(a)	120,027	100,293	19.7%	83,821	81,974	2.3%
Maintenance and sinking fund contributions		(4,435)	(4,395)	0.9%	(4,245)	(4,224)	0.5%
Property management fees	(b)	(3,365)	(3,330)	1.1%	(2,502)	(2,420)	3.4%
Property tax	(c)	(9,584)	(4,683)	104.7%	(7,753)	(4,080)	90.0%
Other property expenses	(d)	(8,901)	(7,740)	15.0%	(3,471)	(4,011)	(13.5%)
Property expenses		(26,285)	(20,148)	30.5%	(17,971)	(14,735)	22.0%
Net property income		93,742	80,145	17.0%	65,850	67,239	(2.1%)
Finance income	(e)	644	130	395.4%	413	119	247.1%
Realised foreign exchange gain/(loss)	(f)	483	(52)	NM	483	(52)	NM
Dividend income from subsidiaries		-	-	-	6,501	6,112	6.4%
Fair value adjustment on security deposits	(g)	1,395	(574)	NM	16	(402)	NM
Management fees	(h)	(9,521)	(8,057)	18.2%	(9,114)	(7,924)	15.0%
Trust expenses	(i)	(2,260)	(2,358)	(4.2%)	(1,100)	(1,493)	(26.3%)
Finance expenses	(j)	(23,695)	(17,795)	33.2%	(13,419)	(13,583)	(1.2%)
Non property expenses		(32,954)	(28,706)	14.8%	(16,220)	(17,223)	(5.8%)
Net income before tax		60,788	51,439	18.2%	49,630	50,016	(0.8%)
Change in fair value of unrealised derivative instruments	(k)	(9,626)	(5,231)	84.0%	(9,160)	(5,304)	72.7%
Unrealised foreign exchange gain/(loss)		-	-	-	5,942	(2,152)	NM
Change in fair value of investment properties	(l)	-	(134,039)	NM	-	(113,577)	NM
Total return for the period before tax and distribution		51,162	(87,831)	NM	46,412	(71,017)	NM
Income tax expense	(m)	(2,171)	(3,454)	(37.1%)	-	-	-
Total return for the period after tax, before distribution		48,991	(91,285)	NM	46,412	(71,017)	NM
Non-tax deductible items and other adjustments	(n)	10,185	147,693	(93.1%)	12,764	127,425	(90.0%)
Income available for distribution		59,176	56,408	4.9%	59,176	56,408	4.9%

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 the revenue contributed by David Jones Building Property and Malaysian Properties acquired in 1H 2010, offset by the decrease in revenue from Singapore Properties' office component and Japanese Properties. Revenue from overseas properties accounted for approximately 30% (2009: 19%) of total gross revenue for the nine months ended 30 September 2010.
- (b) Property management fees comprise mainly 3% per annum and 1.8% per annum of the gross revenue from Singapore Properties and Japanese Properties respectively, and 0.8% per annum of gross sales of Renhe Spring Zongbei Property.
- (c) The increase in property tax expense for the current period was mainly due to the expiry of property tax rebates granted by the Singapore government on Singapore Properties in 2009 and property tax expenses of David Jones Building Property and Malaysian Properties for the nine months ended 30 September 2010.
- (d) Other property expenses for the current period are higher mainly due to an increase in advertising and promotion expenses of Renhe Spring Zongbei Property and other operating expenses incurred by David Jones Building Property offset by decrease in operating expenses in Singapore Properties for the nine months ended 30 September 2010.

Financial Statements Announcement For The Third Quarter Ended 30 September 2010

- (e) Represents interest income from bank deposits and current accounts for the nine months ended 30 September 2010.
- (f) Represents the realised gain during the current period arising from a foreign exchange contract settled in relation to its overseas income.
- (g) Represents mainly the change in fair value of security deposits received from master tenant of Malaysian Properties stated at amortised cost in accordance with Financial Reporting Standard ("FRS") 39 for the nine months ended 30 September 2010.
- (h) Management fees consist mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property. The higher fee for the nine months ended 30 September 2010 is in line with the higher average value of the trust property.
- (i) The decrease in trust expenses are mainly due to lower trust expenses incurred by the Group in relation to its Singapore Properties, for which higher professional fees were incurred in the comparative period, offset by the trust expenses incurred by David Jones Building Property and Malaysian Properties for the nine months ended 30 September 2010.
- (j) Finance expenses are higher for the current period mainly due to the interest incurred on the term loan and Malaysia MTN taken up in relation to the acquisition of David Jones Building Property and Malaysian Properties respectively.
- (k) Represents mainly the change in fair value of cross currency swaps which were entered into in relation to the acquisition of Japanese Properties. The unrealised loss on the cross currency swaps was largely offset by an increase in value of Japanese Properties due to a strengthening in foreign currency exchange rates for the nine months ended 30 September 2010.
- (l) 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 nine months ended 30 September 2009. The Japanese Properties and Renhe Spring Zongbei Property were also independently revalued at Yen12.5 billion (S\$185.6 million) and RMB402 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 totaling S\$20.4 million for the nine months ended 30 September 2009.
- (m) Income tax expense includes withholding tax, income tax and deferred tax provided for in relation to the overseas properties. The higher tax expense in the previous period is mainly due to deferred tax in relation to the revaluation gain on Renhe Spring Zongbei Property for the nine months ended 30 September 2009.
- (n) See details in the distribution statement below.

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Distribution Statement (YTD Sep 2010 vs YTD Sep 2009)

	Notes	Group 01/01/10 to 30/09/10 S\$'000	Group 01/01/09 to 30/09/09 S\$'000	Increase / (Decrease) %	Trust 01/01/10 to 30/09/10 S\$'000	Trust 01/01/09 to 30/09/09 S\$'000	Increase / (Decrease) %
Total return after tax, before distribution		48,991	(91,285)	NM	46,412	(71,017)	NM
Non-tax deductible/(chargeable) items:		10,185	147,693	(93.1%)	12,764	127,425	(90.0%)
Management fees paid/payable in units	(o)	-	4,078	NM	-	4,078	NM
Finance costs	(p)	857	1,051	(18.5%)	2,192	2,407	(8.9%)
Sinking fund contribution		881	875	0.7%	881	875	0.7%
Depreciation		153	153	-	153	153	-
Change in fair value of unrealised derivative instruments		9,626	5,231	84.0%	9,160	5,304	72.7%
Change in fair value of investment properties		-	134,039	NM	-	113,577	NM
Deferred income tax		286	1,838	(84.4%)	-	-	-
Unrealised foreign exchange loss/(gain)		-	-	-	(5,942)	2,152	NM
Fair value adjustment on security deposits		(1,395)	574	NM	(16)	402	NM
Other items	(q)	(223)	(146)	52.7%	1,458	1,674	(12.9%)
Net overseas income not distributed to the Trust, net of amount received		-	-	-	4,878	(3,197)	NM
Income available for distribution		59,176	56,408	4.9%	59,176	56,408	4.9%
Income to be distributed to:							
- CPU Holders	(r)	2,559	-	NM	2,559	-	NM
- Unitholders	(s)	55,496	54,732	1.4%	55,496	54,732	1.4%
Total income to be distributed		58,055	54,732	6.1%	58,055	54,732	6.1%

Footnotes:

- (o) The Manager has elected to receive 100% of its base management fees in cash. There are no base fees payable in units for the nine months ended 30 September 2010.
- (p) Finance costs include mainly amortisation of upfront costs relating to refinancing.
- (q) Other items include mainly trustee's fee, straight-line rental adjustments and other non-tax deductible costs.
- (r) Subject to the sole discretion of the Manager, the CPU Holders are entitled to a discretionary, non-cumulative variable S\$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum assuming the CPU distribution is paid in full and based on the RM amount of the CPU determined on the date of issuance of the CPU.
- (s) Approximately S\$1.1 million of income available for distribution for the nine months ended 30 September 2010 has been retained to satisfy certain legal reserve requirements in China and for working capital requirements.

NM – Not Meaningful

**Financial Statements Announcement
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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 Sep 2010

	Notes	Group	Group	Trust	Trust
		30/09/10	31/12/09	30/09/10	31/12/09
		S\$'000	S\$'000	S\$'000	S\$'000
Non-current assets					
Investment properties	(a)	2,583,955	1,981,786	1,714,230	1,714,230
Plant and equipment		615	638	237	390
Interests in subsidiaries		-	-	615,779	226,341
Intangible asset	(b)	10,936	11,678	-	-
Derivative financial instruments	(c)	1,029	448	503	448
Trade and other receivables	(d)	1,704	16,488	1,420	16,488
		2,598,239	2,011,038	2,332,169	1,957,897
Current assets					
Trade and other receivables	(d)	19,768	3,370	2,650	3,212
Cash and cash equivalents	(e)	106,036	297,937	71,267	270,319
		125,804	301,307	73,917	273,531
Total assets		2,724,043	2,312,345	2,406,086	2,231,428
Non-current liabilities					
Trade and other payables	(f)	20,933	16,411	15,688	15,293
Derivative financial instruments	(c)	50,248	41,685	50,248	41,696
Deferred tax liabilities	(g)	17,921	18,440	-	-
Borrowings	(h)	833,613	50,133	563,614	-
		922,715	126,669	629,550	56,989
Current liabilities					
Trade and other payables	(f)	42,655	29,161	17,735	16,782
Income tax payable		775	573	-	-
Borrowings	(h)	1,124	569,414	-	568,239
		44,554	599,148	17,735	585,021
Total liabilities		967,269	725,817	647,285	642,010
Net assets		1,756,774	1,586,528	1,758,801	1,589,418
Represented by:					
Unitholders' funds		1,583,329	1,586,528	1,585,356	1,589,418
Convertible preferred units (CPU)	(i)	173,445	-	173,445	-
		1,756,774	1,586,528	1,758,801	1,589,418

Footnotes:

- (a) Investment properties have increased largely due to the acquisition of David Jones Building Property and Malaysian Properties (both including transaction costs) in 1H 2010.
- (b) Intangible asset represents goodwill on acquisition of Top Sure Investment Limited in August 2007. The company owns, through its wholly owned subsidiary, Renhe Spring Zongbei Property.

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(c) Derivative financial instruments include the fair value of the interest rate swaps, interest rate caps, cross currency swaps and foreign currency contracts entered into in relation to the acquisition of the Group's overseas properties. The increase in the non-current derivative liabilities as at 30 September 2010 is mainly due to unrealised loss on the cross currency swaps entered into in relation to Japanese Properties.

(d) The decrease in the non-current portion of trade and other receivables relates mainly to the S\$14.8 million deposit paid in November 2009 for the acquisition of David Jones Building Property, which has been reclassified to investment properties upon the completion of the acquisition in January 2010.

The increase in the current portion of trade and other receivables relates mainly to the outstanding receivables arising from member card sales of Renhe Spring Zongbei Property for the month of September 2010 which had been fully settled subsequently, a RM15 million (S\$6.4 million) retention sum receivable in the event that the vendor of the Malaysian Properties does not submit the strata title application for Starhill Gallery in accordance with the Sale & Purchase agreement and other receivables of David Jones Building Property and Malaysian Properties.

(e) The decrease in cash and cash equivalents is due largely to the settlement of the cash portion of the purchase consideration for acquisition of David Jones Building Property and Malaysian Properties during the current period.

(f) The increase in the non-current portion of trade and other payables relates mainly to the inclusion of security deposit paid from the master tenant of Malaysian Properties.

The increase in the current portion of trade and other payables is mainly due to outstanding payables to the concessionaires of Renhe Spring Zongbei Property for the month of September 2010, RM15 million (S\$6.4 million) retention sum withheld from the vendor of Malaysian Properties, and the payables of David Jones Building Property and Malaysian Properties.

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

(h) Borrowings include S\$446 million term loans and S\$1 million drawn from a revolving credit facility ("RCF"), a S\$124 million Singapore MTN, a Yen3.1 billion (S\$49.0 million) Japan bond, a RMB19.2 million (S\$3.8 million) loan payable to a third party in China, a A\$63 million (S\$80.3 million) term loan taken up for the acquisition of David Jones Building Property in January 2010 and RM330 million (S\$140.7 million) of Malaysia MTN issued to partially fund the acquisition of Malaysian Properties in September 2010.

(i) Represents the value of the CPU issued to partially fund the acquisition of Malaysian Properties, net of capitalised costs incurred directly attributable to the CPU issue. The actual number of CPU issued was 173,062,575 at an issue price of S\$1.00 per CPU.

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1(b) (ii) Aggregate amount of borrowings

	Notes	Group 30/09/10 S\$'000	Group 31/12/09 S\$'000	Trust 30/09/10 S\$'000	Trust 31/12/09 S\$'000
Secured borrowings	(a)				
Amount repayable within one year		-	570,000	-	570,000
Amount repayable after one year		667,963	-	447,000	-
		667,963	570,000	447,000	570,000
Unsecured borrowings	(b)				
Amount repayable within one year		1,124	1,175	-	-
Amount repayable after one year		175,633	50,797	124,000	-
Total borrowings		844,720	621,972	571,000	570,000
Less: Unamortised loan acquisition expenses		(9,983)	(2,425)	(7,386)	(1,761)
Total borrowings		834,737	619,547	563,614	568,239

Footnotes:

(a) Secured

The Group has in place S\$496 million secured loan facilities from a syndicate of five banks, which comprise three-year term loans of S\$446 million (maturing in September 2013) and a three-year RCF of S\$50 million (maturing in September 2013) (collectively the "Loan Facilities"). S\$1 million RCF is drawn as at 30 September 2010.

The Loan Facilities are secured on the following:

- (i) A first legal mortgage on Ngee Ann City Property;
- (ii) A first fixed charge over Ngee Ann City Property's rental collection, operating and fixed deposit accounts;
- (iii) An assignment of the Trust's rights, title and interest in the property management agreements, tenancy documents, sale and purchase agreements and proceeds (if any) and insurance policies in relation to Ngee Ann City Property; and
- (iv) A fixed and floating charge over the assets of the Trust in relation to Ngee Ann City Property.

The Group acquired the Malaysian 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 (S\$140.7 million) of Malaysia MTN to partially fund the acquisition of the Malaysian Properties. The Malaysia MTN have an expected maturity date of 5 years and legal maturity date of 6.5 years, and are secured, inter alia, by a fixed and floating charge over all the assets of Ara Bintang Berhad.

The Group has obtained a three-year term loan of A\$63 million (S\$80.3 million) for the acquisition of David Jones Building Property in January 2010. The loan is repayable on 18 January 2013 and secured by a fixed and floating charge over all the assets of SG REIT (WA) Trust and a mortgage over David Jones Building Property. SG REIT (WA) Trust is wholly-owned by the Group.

(b) Unsecured

The Group has issued S\$124 million five-year Singapore MTN comprised in Series 001 (the "Series 001 Notes") in July 2010 (maturing in July 2015) under its S\$2 billion Multicurrency MTN Programme that was established in January 2008. The Series 001 Notes are unsecured and have a fixed rate interest of 3.405% per annum payable semi-annually in arrear. The Series 001 Notes have been assigned a rating of "BBB-" by Standard & Poor's Rating Services.

The Group has a five-year bond facility of Yen3.1 billion (S\$49.0 million) maturing in May 2012, which was used to partially finance the acquisition of Japanese 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 RMB40.0 million from a third party, which was assumed as part of the acquisition of Renhe Spring Zongbei Property in 2007. The loan is interest-free and repayable in equal and annual instalments, of which three annual instalments of approximately RMB5.7 million each have been repaid as at 30 September 2010. The carrying amount of RMB19.2 million (S\$3.8 million) represents the discounted value of the RMB22.9 million (S\$4.5 million) loan. The final instalment is due in August 2014.

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1(c) Consolidated cash flow statement (3Q 2010 vs 3Q 2009) and (YTD Sep 2010 vs YTD Sep 2009)

	Group 01/07/10 to 30/09/10 S\$'000	Group 01/07/09 to 30/09/09 S\$'000	Group 01/01/10 to 30/09/10 S\$'000	Group 01/01/09 to 30/09/09 S\$'000
Operating activities				
Total return for the period before tax and distribution	23,294	8,887	51,162	(87,831)
Adjustments for				
Finance income	(173)	(120)	(644)	(130)
Fair value adjustment on security deposits	(1,399)	212	(1,395)	574
Depreciation	73	55	231	165
Management fees paid / payable in units	-	1,419	-	4,078
Finance expense	9,657	6,015	23,695	17,795
Change in fair value of unrealised derivative instruments	839	7,642	9,626	5,231
Change in fair value of investment properties	-	-	-	134,039
Operating income before working capital changes	32,291	24,110	82,675	73,921
Changes in working capital:				
Trade and other receivables	(4,067)	(2,186)	(8,967)	(7,108)
Trade and other payables	(6,265)	(424)	10,946	(964)
Income tax paid	(988)	(411)	(1,449)	(1,317)
Cash generated from operating activities	20,971	21,089	83,205	64,532
Investing activities				
Net cash outflows on purchase of investment properties ⁽¹⁾	-	-	(410,065)	-
Purchase of plant and equipment	(1)	(3)	(236)	(19)
Capital expenditure on investment properties	-	-	-	(272)
Interest received on deposits	173	120	734	129
Cash flows from investing activities	172	117	(409,567)	(162)
Financing activities				
Rights Issue proceeds	-	337,303	-	337,303
Rights Issue costs	-	(9,267)	-	(9,267)
Borrowing costs paid	(13,508)	(5,931)	(32,133)	(16,094)
Proceeds from borrowings ⁽²⁾	571,000	22,150	793,495	56,199
Repayment of borrowings ⁽²⁾	(571,124)	(67,950)	(571,124)	(102,266)
Distributions paid to CPU Holders	(80)	-	(80)	-
Distributions paid to Unitholders	(17,682)	(18,361)	(54,837)	(54,158)
Cash flows from financing activities	(31,394)	257,944	135,321	211,717
Net (decrease) / increase in cash and cash equivalents	(10,251)	279,150	(191,041)	276,087
Cash and cash equivalents at the beginning of the period	117,166	29,387	297,937	32,704
Effects of exchange rate differences on cash	(879)	37	(860)	(217)
Cash and cash equivalents at the end of the period	106,036	308,574	106,036	308,574

⁽¹⁾ Net cash outflows in 2Q 2010 on the acquisition of Malaysian Properties include transaction costs paid, but exclude the CPU portion (non-cash) of the purchase consideration.

Net cash outflows in 1Q 2010 on the acquisition of David Jones Building Property include acquisition costs paid, but exclude a deposit of S\$14.8 million which was paid in November 2009.

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⁽²⁾ Increase during the nine months ended 30 September 2010 is mainly due to the issuance of five-year fixed-rate and unsecured Singapore MTN of S\$124 million and a three-year S\$496 million loan facilities (including RCF of S\$50 million) to refinance S\$570 million term loans which matured in September 2010, as well as the issuance of five-year fixed-rate and secured Malaysia MTN to partially fund the acquisition of Malaysian Properties in June 2010 and a three-year term loan obtained for the acquisition of David Jones Building Property in January 2010.

Significant non-cash transaction

173.1 million of CPU (valued at S\$174.7 million) in Starhill Global REIT were issued at S\$1.00 per CPU in 2Q 2010 as part of the consideration for the acquisition of Malaysian Properties in June 2010.

1(d) (i) Statement of movements in Unitholders' Funds (3Q 2010 vs 3Q 2009)

	Notes	Group 01/07/10 to 30/09/10 S\$'000	Group 01/07/09 to 30/09/09 S\$'000	Trust 01/07/10 to 30/09/10 S\$'000	Trust 01/07/09 to 30/09/09 S\$'000
Unitholders' funds at the beginning of the period		1,580,582	1,240,634	1,584,840	1,249,558
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	22,569	8,382	18,278	19,308
Increase in Unitholders' funds resulting from operations		22,569	8,382	18,278	19,308
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(1,778)	(2,190)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(282)	6,366	-	-
Net gain/(loss) recognised directly in Unitholders' funds	(b)	(2,060)	4,176	-	-
Unitholders' transactions					
Creation of units:					
- Management fees payable in units		-	1,419	-	1,419
- Rights Issue	(c)	-	337,303	-	337,303
Rights Issue Expenses	(d)	-	(9,267)	-	(9,267)
Distribution to CPU Holders		(80)	-	(80)	-
Distribution to Unitholders		(17,682)	(18,361)	(17,682)	(18,361)
Increase/(Decrease) in Unitholders' funds resulting from Unitholders' transactions		(17,762)	311,094	(17,762)	311,094
Unitholders' funds at the end of the period		1,583,329	1,564,286	1,585,356	1,579,960

Footnotes:

- Change in Unitholders' funds resulting from operations for the three months ended 30 September 2010, includes unrealised loss on derivative instruments of S\$0.8 million (2009: S\$7.6 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.
- Represent the gross proceeds of S\$337.3 million arising from the issuance of 963,724,106 Rights Units pursuant to Rights Issue.
- Represents the capitalised costs incurred directly attributable to the Rights Issue.

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1(d) (i) Statement of movements in Unitholders' Funds (YTD Sep 2010 vs YTD Sep 2009)

	Notes	Group 01/01/10 to 30/09/10 S\$'000	Group 01/01/09 to 30/09/09 S\$'000	Trust 01/01/10 to 30/09/10 S\$'000	Trust 01/01/09 to 30/09/09 S\$'000
Unitholders' funds at the beginning of the period		1,586,528	1,383,538	1,589,418	1,373,021
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	48,991	(91,285)	46,412	(71,017)
Increase/(Decrease) in Unitholders' funds resulting from operations		48,991	(91,285)	46,412	(71,017)
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(7,658)	(3,771)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		5,942	(2,152)	-	-
Net loss recognised directly in Unitholders' funds	(b)	(1,716)	(5,923)	-	-
Unitholders' transactions					
Creation of units:					
- Management fees paid in units		-	2,659	-	2,659
- Management fees payable in units		-	1,419	-	1,419
- Acquisition fee paid in units	(c)	4,443	-	4,443	-
- Rights Issue	(d)	-	337,303	-	337,303
Rights Issue Expenses	(e)	-	(9,267)	-	(9,267)
Distribution to CPU Holders		(80)	-	(80)	-
Distribution to Unitholders		(54,837)	(54,158)	(54,837)	(54,158)
Increase/(Decrease) in Unitholders' funds resulting from Unitholders' transactions		(50,474)	277,956	(50,474)	277,956
Unitholders' funds at the end of the period		1,583,329	1,564,286	1,585,356	1,579,960

Footnotes:

- (a) Change in Unitholders' funds resulting from operations for the nine months ended 30 September 2010, includes unrealised loss on derivative instruments of S\$9.6 million (2009: S\$5.2 million).
- (b) 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.
- (c) Acquisition fee of 1.0% of the purchase consideration in connection with the acquisition of Malaysian Properties has been paid in the form of units issued to the Manager.
- (d) Represent the gross proceeds of S\$337.3 million arising from the issuance of 963,724,106 Rights Units pursuant to Rights Issue.
- (e) Represents the capitalised costs incurred directly attributable to the Rights Issue.

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

	Notes	Group and Trust 01/07/10 to 30/09/10 Units	Group and Trust 01/07/09 to 30/09/09 Units	Group and Trust 01/01/10 to 30/09/10 Units	Group and Trust 01/01/09 to 30/09/09 Units
Issued units at the beginning of the period		1,935,113,424	963,724,106	1,932,418,044	957,933,611
Management fees issued in units (base fee)		-	2,636,981	2,695,380	8,427,476
Rights Issue		-	963,724,106	-	963,724,106
Acquisition fee issued in units	(a)	7,909,654	-	7,909,654	-
Issued units at the end of the period		1,943,023,078	1,930,085,193	1,943,023,078	1,930,085,193
Management fees payable in units to be issued (base fee)	(b)	-	2,382,977	-	2,382,977
Management fees payable in units (performance fee)	(c)	-	-	-	-
Total issued and issuable units at the end of the period		1,943,023,078	1,932,468,170	1,943,023,078	1,932,468,170
Number of units that may be issued on conversion of CPU outstanding as at the end of the period	(d)	238,181,358	-	238,181,358	-

Footnotes:

- (a) Acquisition fee units were issued on 12 July 2010 in connection with the acquisition of Malaysian Properties.
- (b) The Manager has elected to receive 100% of its base management fees in cash. There are no base fees payable in units for the nine months ended 30 September 2010.
- (c) Performance fees are calculated for each six-month period ending 30 June and 31 December.
- (d) The CPU Holders have the right to convert the CPU into units after a period of three years commencing from 28 June 2010, the date of issuance of the CPU, at a conversion price of S\$0.7266 per unit.

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 2009, 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 2010.

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.

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

	Notes	Group 01/07/10 to 30/09/10 S\$'000	Group 01/07/09 to 30/09/09 S\$'000
Total return for the period after tax, before distribution		22,569	8,382
Income to be distributed to CPU Holders		(2,479)	-
Earnings attributable to Unitholders		20,090	8,382
EPU			
<u>Basic EPU</u>			
Weighted average number of units	(a)	1,943,023,078	1,649,680,045
Earnings per unit (cents)	(b)	1.03	0.51
<u>Diluted EPU</u>			
Weighted average number of units	(c)	2,181,204,436	-
Earnings per unit on a fully diluted basis (cents)	(d)	1.03	-
DPU			
Number of units issued and issuable at end of period		1,943,023,078	1,932,468,170
DPU for the period based on the total number of units entitled to distribution (cents)	(e)	1.00	0.95

Footnotes:

- (a) In computing the basic earnings per unit, earnings attributable to Unitholders and the weighted average number of units during the period are used and has been calculated on a time-weighted basis. The actual weighted average number of units used for computation of EPU for the three months ended 30 September 2010 is 1,943,023,078 which represents the number of units in issue as at 30 September 2010.
- (b) The earnings per unit for the three months ended 30 September 2010 includes the unrealised loss on derivative instruments of S\$0.8 million (2009: S\$7.6 million).
- (c) This comprises the number of units in issue of 1,943,023,078 as at 30 September 2010 and the number of units issuable to CPU Holders on the full conversion of CPU into ordinary units of 238,181,358.
- (d) The diluted EPU is the same as basic EPU as the potential effects on the full conversion of CPU into ordinary units are anti-dilutive.
- (e) The computation of 3Q 2010 DPU is based on number of units entitled to distributions comprising the number of units in issue as at 30 September 2010 of 1,943,023,078. The computation of comparative DPU included 963,724,106 Rights Units.

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

	Notes	Group 30/09/10	Group 31/12/09	Trust 30/09/10	Trust 31/12/09
Net asset value per unit (S\$) based on:					
- units issued at the end of the period	(a)	0.90	0.82	0.91	0.82
- units issued at the end of the period, assuming full conversion of CPU	(b)	0.81	0.82	0.81	0.82

Footnotes:

- (a) The number of units used for computation of NAV per unit is 1,943,023,078 which represents the number of units in issue as at 30 September 2010.
- (b) For illustrative purpose, the NAV per unit as at 30 September 2010 assuming the full conversion of the CPU into 238,181,358 ordinary units as at the end of the period. For avoidance of doubt, the CPU is only convertible after three years from the date of its issuance.

8 Review of the performance Consolidated Statement of Total Return and Distribution (3Q 2010 vs 3Q 2009) and (YTD Sep 2010 vs YTD Sep 2009)

	Group 01/07/10 to 30/09/10 S\$'000	Group 01/07/09 to 30/09/09 S\$'000	Increase / (Decrease) %	Group 01/01/10 to 30/09/10 S\$'000	Group 01/01/09 to 30/09/09 S\$'000	Increase / (Decrease) %
Gross revenue	45,214	32,590	38.7%	120,027	100,293	19.7%
Property expenses	(9,459)	(6,485)	45.9%	(26,285)	(20,148)	30.5%
Net property income	35,755	26,105	37.0%	93,742	80,145	17.0%
Non property expenses	(11,622)	(9,576)	21.4%	(32,954)	(28,706)	14.8%
Net income before tax	24,133	16,529	46.0%	60,788	51,439	18.2%
Change in fair value of unrealised derivative instruments	(839)	(7,642)	(89.0%)	(9,626)	(5,231)	84.0%
Change in fair value of investment properties	-	-	-	-	(134,039)	NM
Total return for the period before tax and distribution	23,294	8,887	162.1%	51,162	(87,831)	NM
Income tax expense	(725)	(505)	43.6%	(2,171)	(3,454)	(37.1%)
Total return for the period after tax, before distribution	22,569	8,382	169.3%	48,991	(91,285)	NM
Non-tax deductible/(chargeable) items and other adjustments	(142)	10,157	NM	10,185	147,693	(93.1%)
Income available for distribution	22,427	18,539	21.0%	59,176	56,408	4.9%
Income to be distributed to:						
- CPU Holders	2,479	-	NM	2,559	-	NM
- Unitholders	19,430	18,358	5.8%	55,496	54,732	1.4%
Total income to be distributed	21,909	18,358	19.3%	58,055	54,732	6.1%

The increase in gross revenue for the Group was mainly due to the revenue contributed by David Jones Building Property and Malaysian Properties acquired in 1H 2010, offset by the decrease in revenue from Singapore Properties' office component and Japanese Properties. Revenue from overseas properties accounted for approximately 39% (2009: 17%) of total gross revenue for the three months ended 30 September 2010.

Property expenses were higher mainly due to the increase in property tax expense for the three months ended 30 September 2010 as a result of the expiry of property tax rebates

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granted by the Singapore government in 2009 and the inclusion of the property expenses incurred by David Jones Building Property and Malaysian Properties. The increase was coupled by the higher property expenses mainly due to an increase in leasing & upkeep expenses of Singapore Properties and Japan Properties for the three months ended 30 September 2010.

Non property expenses were higher mainly due to the interest incurred on the term loan and Malaysia MTN taken up in relation to the acquisition of David Jones Building Property and Malaysian Properties respectively.

The unrealised loss on the derivative instruments for the three months ended 30 September 2010 represents mainly the change in fair value of interest rate swaps which were entered into in relation to the acquisition of Japanese Properties.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for the three months ended 30 September 2010 were S\$22.4 million and S\$21.9 million respectively, being 21.0% and 19.3% higher than the comparative 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

Singapore's Ministry of Trade ("MTI") announced on 14 October 2010 that the Singapore economy is on track to achieve the overall growth forecast of 13% to 15% for the whole of 2010. Based on MTI's advance estimates, the Singapore economy expanded by 10.3% in 3Q 2010 on a yoy basis. On a seasonally-adjusted qoq annualized basis, the economy contracted by 19.8%, a reversal from the growth of 27.3% in the previous quarter. The decline in growth momentum was an expected correction from the exceptional growth in the first half of this year.¹

According to CB Richard Ellis (CBRE), prime Orchard Road rents remained stable in 3Q 2010, after seven quarters of contraction, averaging at S\$31.10 per square foot per month ("psf pm"). An estimated 4.12 million square feet of retail space is likely to come on stream over the next five years, 2 million of which is scheduled to be completed within the next 15 months.² Office rents continued to recover, buoyed by significant leasing activity in the market. Prime office rents grew 7.2% in 3Q 2010 to average S\$7.40 psf pm from S\$6.90 psf pm in the previous quarter. Grade A office rents rose 6.5% qoq to average S\$9.00 psf pm.³

China's economy expanded 11.1% yoy in 1H 2010, with 2Q 2010 registering a growth of 10.3%.⁴ Despite a large supply of retail space available in 2Q 2010, prime retail rents in Chengdu remained stable in 2Q 2010 due to strong absorption. Projects under construction, such as Galleria Plaza and Mid Town, have pre-committed tenants from diverse trades such as cinemas, food & beverage establishments and department stores.⁵

Japan's economy expanded 2.4% yoy in 2Q 2010.⁶ Unemployment rate fell to 5.1% in August 2010, down 0.1% from the previous month and household spending increased by 1.7% yoy, shored up by consumer incentive schemes.⁷ As the recovery loses momentum, and the stimulus supported recovery slows down, retail rents may see some downward pressure.

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Western Australia's GDP grew 0.5% in 2Q 2010,⁸ underpinned by low unemployment rate, strong retail spending and rising construction. Rents in Perth were A\$1,700 psm pa (yielding 7.25%)⁹ and the vacancy rate fell from 5.4% in 1Q 2010 to 3.6% in 2Q 2010¹⁰. The diversity in retailers continues to gain momentum with tenants not previously exposed to Western Australia making Perth CBD their home. There is relatively little supply coming on stream.

Malaysia's GDP grew 8.9% yoy in 2Q 2010. GDP growth for the second half of 2010 is expected to be between 6% to 7%, compared to 9.5% in the first half of the year.¹¹ Average retail occupancy rate in Kuala Lumpur remained stable in 2Q 2010 at 91%. About 2 million square feet of retail space is expected to be completed in the remainder of 2010, this may give some pressure on occupancy rates. Rent remained relatively stable, increasing 3% to 5% in the prime malls.¹²

Outlook for the next 12 months

Analysts expect the Singapore economy to be robust in 2010, posting strong GDP growth figures in 2H 2010. Tourist arrivals in July 2010 registered 24.1% yoy growth, surpassing the million visitor arrivals mark for the first time in a single month.¹³ These would have positive impact on the consumer spending and retail sector in Singapore. The effect of the potential oversupply in the Singapore office market seems to have been outweighed by strong demand for office space, as can be seen in office rents rising in 3Q 2010. In Japan, retail rents and occupancy rates may continue to be impacted this year by the near term economic weakness. The addition of Starhill Gallery and Lot 10 Property in Malaysia to Starhill Global REIT's portfolio has diluted geographical and asset class concentration risks. Japanese assets contributed 5.1% of gross revenue in 3Q 2010, down from 6.4% in 2Q 2010. The contribution from offices has been reduced to 13% in 3Q 2010 from 16% in 2Q 2010. Starhill Global REIT's retail assets in Australia and Malaysia have long leases/master tenant leases with built-in step-up rents or rent reviews which increase the weighted lease expiry of the Group and provide stable long-term income.

Sources

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3. CBRE Market View Singapore 3Q 2010
4. China daily, China DP up 11.1% in 1st half of 2010, 15 July 2010
5. DTZ Research, Property Times Chengdu Q2 2010: Office sees eye-catching performance, 14 July 2010
6. CNNMoney.com, China says it tops Japan as No.2 economy, 31 July 2010
7. Associated Press, Japan's consumer prices slide, unemployment falls, 1 September 2010
8. Western Australia Treasury Corporation, Economic Analysis GDP June Quarter 2010, 1 September 2010
9. Savills Research, Perth Retail, Quarter 2 2010.
10. Jones Lang LaSalle, Market Commentary, Perth Retail Property, June 2010
11. Business Times Malaysia, Malaysia GDP growth may be 6-7pc in H2, 28 September 2010
12. DTZ Research, Property Times, Kuala Lumpur Q2 2010, 13 July 2010
13. Singapore Tourism Board, Tourism Focus July 2010, August 2010

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11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: (1) Distribution to CPU Holders for the period from 1 July 2010 to 30 September 2010 ("CPU Distribution")
(2) Distribution to Unitholders for the period from 1 July 2010 to 30 September 2010 ("Unitholders' Distribution")

Distribution rate:

	CPU Distribution	Unitholders' Distribution
	For the period from 1 July 2010 to 30 September 2010	For the period from 1 July 2010 to 30 September 2010
	Cents	Cents
Taxable income component	1.0315	0.7200
Tax-exempt income component	0.2722	0.1900
Capital component	0.1289	0.0900
Total	1.4326	1.0000

Par value of units: NA

Tax rate: Taxable income component

Taxable income distributions are made out of the Trust's taxable income. CPU Holders 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 Holders and Unitholders.

Capital component

The capital component of the distribution represents a return of capital to CPU Holders and 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 CPU Holders and 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.

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(b) Corresponding period of the immediately preceding financial period

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution: Distribution to Unitholders for the period from 1 July 2009 to 30 September 2009.

Distribution rate: 0.95 cents per unit

Distribution type:

Type	Cents
Taxable income component	0.95

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).

Footnotes:
NA – Not applicable

(c) Date payable: 29 November 2010

(d) Books Closure Date: 3 November 2010

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

Not applicable

Financial Statements Announcement For The Third Quarter Ended 30 September 2010

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 September 2010 (comprising the balance sheets as at 30 September 2010, 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

Ho Sing
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.

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

Jeanette Lim
Joint Company Secretary
26 October 2010