Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the Quarter and Financial Year Ended 31 December 2010

These financial statements for the quarter from 1 October 2010 to 31 December 2010, and the financial year ended 31 December 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 31 December 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").

SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE QUARTER AND YEAR ENDED 31 DECEMBER 2010

	Group 01/10/10 to 31/12/10	Group 01/10/09 to 31/12/09	Increase / (Decrease)	Group 01/01/10 to 31/12/10	Group 01/01/09 to 31/12/09	Increase / (Decrease)
	S$'000	S$'000	%	S$'000	S$'000	%
Gross revenue	45,640	34,328	33.0%	165,667	134,621	23.1%
Net property income	36,716	26,804	37.0%	130,458	106,949	22.0%
Net income available for distribution	23,289	19,074	22.1%	82,465	75,482	9.3%
Income to be distributed to:						
- Convertible preferred units ("CPU") Holders	2,412	-	NM	4,971	-	NM
- Unitholders	20,207	18,773	7.6%	75,703	73,505	3.0%
Total income to be distributed	22,619	18,773	20.5%	80,674	73,505	9.8%

	Group 01/10/10 to 31/12/10	Group 01/10/09 to 31/12/09	Increase / (Decrease)
	Cents per unit/CPU		
Distribution per unit ("DPU")/per CPU			
CPU Holders			
For the quarter from 1 October to 31 December [(1)]	1.39	-	NM
For the period ended 31 December [(1)]	2.87	-	NM
Annualised (based on the three months ended 31 December)	5.53	-	NM
Unitholders			
For the quarter from 1 October to 31 December	1.04	0.97	7.2%
For the year ended 31 December [(2)]	3.90	3.80	2.6%
Annualised (based on the three months ended 31 December)	4.13	3.85	7.3%

DISTRIBUTION DETAILS

Distribution period	1 October to 31 December 2010
Distribution amount to:	
CPU Holders	1.39 cents per CPU [(1)]
Unitholders	1.04 cents per unit
Books closure date	7 February 2011
Payment date	28 February 2011

Footnotes:

(1) The actual distribution to CPU Holders for the quarter 1 October 2010 to 31 December 2010 is 1.3937 cents and for the period ended 31 December 2010 is 2.8728 cents.

(2) The number of units used to calculate DPU for 1Q and 2Q 2009 includes 963,724,106 rights units ("Rights Units") issued pursuant to the rights issue completed in August 2009 ("Rights Issue").

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 (4Q 2010 vs 4Q 2009)

	Notes	Group 01/10/10 to 31/12/10 S$'000	Group 01/10/09 to 31/12/09 S$'000	Increase / (Decrease) %	Trust 01/10/10 to 31/12/10 S$'000	Trust 01/10/09 to 31/12/09 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**45,640**	**34,328**	**33.0%**	**27,400**	**27,239**	**0.6%**
Maintenance and sinking fund contributions		(1,480)	(1,583)	(6.5%)	(1,415)	(1,524)	(7.2%)
Property management fees	(b)	(1,134)	(1,152)	(1.6%)	(810)	(809)	0.1%
Property tax	(c)	(3,054)	(1,515)	101.6%	(2,198)	(1,356)	62.1%
Other property expenses	(d)	(3,256)	(3,274)	(0.5%)	(1,694)	(1,868)	(9.3%)
Property expenses		**(8,924)**	**(7,524)**	**18.6%**	**(6,117)**	**(5,557)**	**10.1%**
Net property income		**36,716**	**26,804**	**37.0%**	**21,283**	**21,682**	**(1.8%)**
Finance income	(e)	183	302	(39.4%)	58	302	(80.8%)
Dividend income from subsidiaries		-	-	-	773	-	NM
Fair value adjustment on security deposits	(f)	(112)	(93)	20.4%	(83)	56	NM
Management fees	(g)	(3,452)	(2,904)	18.9%	(3,146)	(2,863)	9.9%
Trust expenses	(h)	(1,199)	(2,496)	(52.0%)	(745)	(2,084)	(64.3%)
Finance expenses	(i)	(8,563)	(5,895)	45.3%	(3,588)	(4,513)	(20.5%)
Non property expenses		**(13,143)**	**(11,086)**	**18.6%**	**(6,731)**	**(9,102)**	**(26.0%)**
Net income before tax		**23,573**	**15,718**	**50.0%**	**14,552**	**12,580**	**15.7%**
Change in fair value of unrealised derivative instruments	(j)	2,186	5,223	(58.1%)	2,032	5,202	(60.9%)
Unrealised foreign exchange loss		-	-	-	(420)	(6,038)	(93.0%)
Change in fair value of investment properties	(k)	76,432	25,281	202.3%	97,765	30,571	219.8%
Impairment loss on investment in subsidiaries	(l)	-	-	-	(14,500)	(16,000)	(9.4%)
Total return for the period before tax and distribution		**102,191**	**46,222**	**121.1%**	**99,429**	**26,315**	**277.8%**
Income tax expense	(m)	(1,155)	(1,168)	(1.1%)	-	-	-
Total return for the period after tax, before distribution		**101,036**	**45,054**	**124.3%**	**99,429**	**26,315**	**277.8%**
Non-tax deductible/(chargeable) items and other adjustments	(n)	(77,747)	(25,980)	199.3%	(76,140)	(7,241)	951.5%
Income available for distribution		**23,289**	**19,074**	**22.1%**	**23,289**	**19,074**	**22.1%**

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 2010, offset by the decrease in revenue from Singapore Properties' office component and Japanese Properties. Revenue from overseas properties accounted for approximately 40% (2009: 21%) of total gross revenue for the three months ended 31 December 2010.

(b) 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.

(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 three months ended 31 December 2010.

(d) Other property expenses for the current period are lower mainly due to lower operating expenses of the Singapore Properties and Renhe Spring Zongbei Property, offset by operating expenses incurred by David Jones Building Property for the three months ended 31 December 2010.

(e) Represents interest income from bank deposits and current accounts for the three months ended 31 December 2010.

(f) Represents mainly the change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard ("FRS") 39 for the three months ended 31 December 2010.

(g) 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 31 December 2010 is in line with the higher average value of the trust property during the current period.

(h) The decrease in trust expenses is mainly due to lower professional fees incurred by the Trust, offset by the trust expenses incurred by David Jones Building Property and Malaysian Properties for the three months ended 31 December 2010. The higher professional fees in the comparative period were mainly due to the due diligence costs incurred for its acquisitions.

(i) 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, offset by the lower interest costs incurred by the Trust post refinancing.

(j) Represents mainly the change in fair value of interest rate derivatives which were entered into in relation to the Singapore borrowings and the loan taken up for the acquisition of Japanese Properties for the three months ended 31 December 2010. The higher gain in the comparative period was mainly due to the unrealised gain on the cross currency swaps which was partially offset by a decrease in value of Japanese Properties as a result of the weakening of Japanese Yen for the three months ended 31 December 2009.

(k) As at 31 December 2010, the Singapore Properties were revalued at S$1,812.6 million by Savills (Singapore) Pte Ltd, the Malaysian Properties were revalued at RM1,042.0 million (S$434.6 million) by Rahim & Co. Chartered Surveyors Sdn Bhd, the Japanese Properties were revalued at Yen11.1 billion (S$175.4 million) by Real Link K.K, the David Jones Building Property was revalued at A$115.8 million (S$151.4 million) by Savills (WA) Pty Ltd, the Renhe Spring Zongbei Property were revalued at RMB413 million (S$80.5 million) by DTZ Debenham Tie Leung Limited respectively, resulting in a net revaluation gain totaling S$76.4 million for the Group for the three months ended 31 December 2010.

(l) Represents the impairment loss on the Trust’s investments in Japan for the current period and determined based on its value in use.

(m) Income tax expense includes withholding tax, income tax and deferred tax provided for in relation to the overseas properties.

(n) See details in the distribution statement below.

Distribution Statement (4Q 2010 vs 4Q 2009)

	Notes	Group 01/10/10 to 31/12/10 S$'000	Group 01/10/09 to 31/12/09 S$'000	Increase / (Decrease) %	Trust 01/10/10 to 31/12/10 S$'000	Trust 01/10/09 to 31/12/09 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**101,036**	**45,054**	**124.3%**	**99,429**	**26,315**	**277.8%**
Non-tax deductible/(chargeable) items:		**(77,747)**	**(25,980)**	**199.3%**	**(76,140)**	**(7,241)**	**951.5%**
Management fees paid/payable in units	(o)	-	1,501	NM	-	1,501	NM
Finance costs	(p)	510	352	44.9%	746	810	(7.9%)
Sinking fund contribution		294	323	(9.0%)	294	323	(9.0%)
Depreciation		51	51	-	51	51	-
Change in fair value of unrealised derivative instruments		(2,186)	(5,223)	(58.1%)	(2,032)	(5,202)	(60.9%)
Change in fair value of investment properties		(76,432)	(25,281)	202.3%	(97,765)	(30,571)	219.8%
Deferred income tax		(25)	487	NM	-	-	-
Impairment loss on investment in subsidiaries		-	-	-	14,500	16,000	(9.4%)
Unrealised foreign exchange loss		-	-	-	420	6,038	(93.0%)
Fair value adjustment on security deposits		112	93	20.4%	83	(56)	NM
Other items	(q)	(71)	1,717	NM	571	2,240	(74.5%)
Net overseas income not distributed to the Trust, net of amount received		-	-	-	6,992	1,625	330.3%
Income available for distribution		**23,289**	**19,074**	**22.1%**	**23,289**	**19,074**	**22.1%**
Income to be distributed to:							
- CPU Holders	(r)	**2,412**	**-**	**NM**	**2,412**	**-**	**NM**
- Unitholders	(s)	**20,207**	**18,773**	**7.6%**	**20,207**	**18,773**	**7.6%**
Total income to be distributed		**22,619**	**18,773**	**20.5%**	**22,619**	**18,773**	**20.5%**

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 three months ended 31 December 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$0.6 million of income available for distribution for the three months ended 31 December 2010 has been retained to satisfy certain legal reserve requirements in China and for working capital requirements.

NM – Not Meaningful

Statement of Total Return and Distribution (FY2010 vs FY2009)

	Notes	Group 01/01/10 to 31/12/10 S$'000	Group 01/01/09 to 31/12/09 S$'000	Increase / (Decrease) %	Trust 01/01/10 to 31/12/10 S$'000	Trust 01/01/09 to 31/12/09 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**165,667**	**134,621**	**23.1%**	**111,221**	**109,213**	**1.8%**
Maintenance and sinking fund contributions		(5,915)	(5,979)	(1.1%)	(5,660)	(5,748)	(1.5%)
Property management fees	(b)	(4,499)	(4,482)	0.4%	(3,312)	(3,229)	2.6%
Property tax	(c)	(12,638)	(6,198)	103.9%	(9,951)	(5,436)	83.1%
Other property expenses	(d)	(12,157)	(11,013)	10.4%	(5,165)	(5,879)	(12.1%)
Property expenses		**(35,209)**	**(27,672)**	**27.2%**	**(24,088)**	**(20,292)**	**18.7%**
Net property income		**130,458**	**106,949**	**22.0%**	**87,133**	**88,921**	**(2.0%)**
Finance income	(e)	827	431	91.9%	471	422	11.6%
Realised foreign exchange gain/(loss)	(f)	483	(52)	NM	483	(52)	NM
Dividend income from subsidiaries		-	-	-	7,274	6,112	19.0%
Fair value adjustment on security deposits	(g)	1,283	(666)	NM	(67)	(346)	(80.6%)
Management fees	(h)	(12,973)	(10,961)	18.4%	(12,260)	(10,787)	13.7%
Trust expenses	(i)	(3,459)	(4,855)	(28.8%)	(1,845)	(3,578)	(48.4%)
Finance expenses	(j)	(32,258)	(23,690)	36.2%	(17,007)	(18,096)	(6.0%)
Non property expenses		**(46,097)**	**(39,793)**	**15.8%**	**(22,951)**	**(26,325)**	**(12.8%)**
Net income before tax		**84,361**	**67,156**	**25.6%**	**64,182**	**62,596**	**2.5%**
Change in fair value of unrealised derivative instruments	(k)	(7,440)	(8)	NM	(7,128)	(102)	NM
Unrealised foreign exchange gain/(loss)		-	-	-	5,522	(8,190)	NM
Change in fair value of investment properties	(l)	76,432	(108,757)	NM	97,765	(83,006)	NM
Impairment loss on investment in subsidiaries	(m)	-	-	-	(14,500)	(16,000)	(9.4%)
Total return for the period before tax and distribution		**153,353**	**(41,609)**	**NM**	**145,841**	**(44,702)**	**NM**
Income tax expense	(n)	(3,326)	(4,622)	(28.0%)	-	-	-
Total return for the period after tax, before distribution		**150,027**	**(46,231)**	**NM**	**145,841**	**(44,702)**	**NM**
Non-tax deductible/(chargeable) items and other adjustments	(o)	(67,562)	121,713	NM	(63,376)	120,184	NM
Income available for distribution		**82,465**	**75,482**	**9.3%**	**82,465**	**75,482**	**9.3%**

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 2010, offset by the decrease in revenue from Singapore Properties' office component and Japanese Properties. Revenue from overseas properties accounted for approximately 33% (2009: 19%) of total gross revenue for the year ended 31 December 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 year ended 31 December 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 year ended 31 December 2010.

(e) Represents interest income from bank deposits and current accounts for the year ended 31 December 2010.

(f) Represents the realised gain for the year ended 31 December 2010 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 year ended 31 December 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 year ended 31 December 2010 is in line with the higher average value of the trust property.

(i) The decrease in trust expenses is mainly due to lower professional fees incurred by the Trust, offset by the trust expenses incurred by David Jones Building Property and Malaysian Properties for the year ended 31 December 2010. The higher professional fees in the comparative period were mainly due to the due diligence costs incurred for its acquisitions.

(j) Finance expenses are 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, offset by the lower interest costs incurred by the Trust post refinancing.

(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 partially offset by an increase in value of Japanese Properties due to a strengthening in foreign currency exchange rates for the year ended 31 December 2010.

(l) As at 31 December 2010, the Singapore Properties were revalued at S$1,812.6 million by Savills (Singapore) Pte Ltd, the Malaysian Properties were revalued at RM1,042.0 million (S$434.6 million) by Rahim & Co. Chartered Surveyors Sdn Bhd, the Japanese Properties were revalued at Yen11.1 billion (S$175.4 million) by Real Link K.K, the David Jones Building Property was revalued at A$115.8 million (S$151.4 million) by Savills (WA) Pty Ltd, the Renhe Spring Zongbei Property were revalued at RMB413 million (S$80.5 million) by DTZ Debenham Tie Leung Limited respectively, resulting in a net revaluation gain totaling S$76.4 million for the Group for the year ended 31 December 2010.

(m) Represents the impairment loss on the Trust's investments in Japan for the current period and determined based on its value in use.

(n) 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 comparative period is mainly due to deferred tax in relation to the revaluation gain on Renhe Spring Zongbei Property for the year ended 31 December 2009.

(o) See details in the distribution statement below.

Distribution Statement (FY2010 vs FY2009)

	Notes	Group 01/01/10 to 31/12/10 S$'000	Group 01/01/09 to 31/12/09 S$'000	Increase / (Decrease) %	Trust 01/01/10 to 31/12/10 S$'000	Trust 01/01/09 to 31/12/09 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**150,027**	**(46,231)**	**NM**	**145,841**	**(44,702)**	**NM**
Non-tax deductible/(chargeable) items:		**(67,562)**	**121,713**	**NM**	**(63,376)**	**120,184**	**NM**
Management fees paid/payable in units	(p)	-	5,579	NM	-	5,579	NM
Finance costs	(q)	1,367	1,403	(2.6%)	2,938	3,217	(8.7%)
Sinking fund contribution		1,175	1,198	(1.9%)	1,175	1,198	(1.9%)
Depreciation		204	203	0.5%	204	203	0.5%
Change in fair value of unrealised derivative instruments		7,440	8	NM	7,128	102	NM
Change in fair value of investment properties		(76,432)	108,757	NM	(97,765)	83,006	NM
Deferred income tax		261	2,325	(88.8%)	-	-	-
Impairment loss on investment in subsidiaries		-	-	-	14,500	16,000	(9.4%)
Unrealised foreign exchange loss/(gain)		-	-	-	(5,522)	8,190	NM
Fair value adjustment on security deposits		(1,283)	666	NM	67	346	(80.6%)
Other items	(r)	(294)	1,574	NM	2,029	3,914	(48.2%)
Net overseas income not distributed to the Trust, net of amount received		-	-	-	11,870	(1,571)	NM
Income available for distribution		**82,465**	**75,482**	**9.3%**	**82,465**	**75,482**	**9.3%**
Income to be distributed to:							
- CPU Holders	(s)	**4,971**	**-**	**NM**	**4,971**	**-**	**NM**
- Unitholders	(t)	**75,703**	**73,505**	**3.0%**	**75,703**	**73,505**	**3.0%**
Total income to be distributed		**80,674**	**73,505**	**9.8%**	**80,674**	**73,505**	**9.8%**

Footnotes:

(p) The Manager has elected to receive 100% of its base management fees in cash. There are no base fees payable in units for the year ended 31 December 2010.

(q) Finance costs include mainly amortisation of upfront costs relating to refinancing.

(r) Other items include mainly trustee's fee, straight-line rental adjustments and other non-tax deductible costs.

(s) 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.

(t) Approximately S$1.7 million of income available for distribution for the year ended 31 December 2010 has been retained to satisfy certain legal reserve requirements in China and for working capital requirements.

NM – Not Meaningful

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

Balance Sheet as at 31 Dec 2010

	Notes	Group 31/12/10 S$'000	Group 31/12/09 S$'000	Trust 31/12/10 S$'000	Trust 31/12/09 S$'000
Non-current assets					
Investment properties	(a)	2,654,465	1,981,786	1,812,600	1,714,230
Plant and equipment		563	638	186	390
Interests in subsidiaries		-	-	595,130	226,341
Intangible asset	(b)	10,662	11,678	-	-
Derivative financial instruments	(c)	1,176	448	666	448
Trade and other receivables	(d)	2,005	16,488	1,459	16,488
		2,668,871	**2,011,038**	**2,410,041**	**1,957,897**
Current assets					
Trade and other receivables	(d)	4,703	3,370	4,418	3,212
Cash and cash equivalents	(e)	113,040	297,937	67,886	270,319
		117,743	**301,307**	**72,304**	**273,531**
Total assets		**2,786,614**	**2,312,345**	**2,482,345**	**2,231,428**
Non-current liabilities					
Trade and other payables	(f)	20,997	16,411	15,472	15,293
Derivative financial instruments	(c)	25,033	41,685	25,033	41,696
Deferred tax liabilities	(g)	17,739	18,440	-	-
Borrowings	(h)	832,471	50,133	563,201	-
		896,240	**126,669**	**603,706**	**56,989**
Current liabilities					
Trade and other payables	(f)	33,530	29,161	17,882	16,782
Derivative financial instruments	(c)	24,436	-	24,436	-
Income tax payable		1,138	573	-	-
Borrowings	(h)	1,114	569,414	-	568,239
		60,218	**599,148**	**42,318**	**585,021**
Total liabilities		**956,458**	**725,817**	**646,024**	**642,010**
Net assets		**1,830,156**	**1,586,528**	**1,836,321**	**1,589,418**
Represented by:					
Unitholders' funds		1,656,711	1,586,528	1,662,876	1,589,418
Convertible preferred units (CPU)	(i)	173,445	-	173,445	-
		1,830,156	**1,586,528**	**1,836,321**	**1,589,418**

Footnotes:

(a) Investment properties increased largely due to the acquisition of David Jones Building Property and Malaysian Properties during the year and upward revaluation gains of S$76.4 million for the year ended 31 December 2010. The Singapore Properties, Malaysia Properties, Japanese Properties, David Jones Building Property and Renhe Spring Zongbei Property were independently revalued at an aggregate amount of S$2,654.5 million as at 31 December 2010, by Savills (Singapore) Pte Ltd, Rahim & Co. Chartered Surveyors Sdn Bhd, Real Link K.K., Savills (WA) Pty Ltd and DTZ Debenham Tie Leung Limited respectively.

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

(c) Derivative financial instruments 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 and hedging the interest rate exposure on its borrowings. The decrease in the non-current derivative liabilities as at 31 December 2010 is mainly due to reclassification of the value of a cross currency swap with a notional amount of S$82.0 million entered into in relation to Japanese Properties and maturing within the next 12 months, to current derivative liabilities.

(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 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 year.

(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 the payables of David Jones Building Property and Malaysian Properties, and interest on the Singapore MTN, which is payable semi-annually in arrear.

(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, a S$124 million Singapore MTN, a Yen3.1 billion (S$48.9 million) Japan bond, a RMB19.6 million (S$3.8 million) loan payable to a third party in China, a A$63 million (S$82.4 million) term loan taken up for the acquisition of David Jones Building Property in January 2010 and RM330 million (S$137.6 million) of Malaysia MTN issued to partially fund the acquisition of Malaysian Properties in December 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.

1(b) (ii) Aggregate amount of borrowings

	Notes	Group 31/12/10 S$'000	Group 31/12/09 S$'000	Trust 31/12/10 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		666,009	-	446,000	-
		666,009	**570,000**	**446,000**	**570,000**
Unsecured borrowings	(b)				
Amount repayable within one year		1,114	1,175	-	-
Amount repayable after one year		175,627	50,797	124,000	-
Total borrowings		**842,750**	**621,972**	**570,000**	**570,000**
Less: Unamortised loan acquisition expenses		(9,165)	(2,425)	(6,799)	(1,761)
Total borrowings		**833,585**	**619,547**	**563,201**	**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 revolving credit facilities (“RCF”) of S$50 million (maturing in September 2013) (collectively the “Loan Facilities”). There is no amount outstanding on the RCF as at 31 December 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$137.6 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 obtained a three-year term loan of A$63 million (S$82.4 million) for the acquisition of David Jones Building Property in January 2010. The loan is repayable in 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 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. 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$48.9 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 31 December 2010. The carrying amount of RMB19.6 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.

1(c) Consolidated cash flow statement (4Q 2010 vs 4Q 2009) and (FY2010 vs FY2009)

	Group 01/10/10 to 31/12/10 S$'000	Group 01/10/09 to 31/12/09 S$'000	Group 01/01/10 to 31/12/10 S$'000	Group 01/01/09 to 31/12/09 S$'000
Operating activities				
Total return for the period before tax and distribution	102,191	46,222	153,353	(41,609)
Adjustments for				
Finance income	(183)	(302)	(827)	(431)
Fair value adjustment on security deposits	112	93	(1,283)	666
Depreciation	95	55	326	220
Management fees paid / payable in units	-	1,501	-	5,579
Finance expense	8,563	5,895	32,258	23,690
Change in fair value of unrealised derivative instruments	(2,186)	(5,223)	7,440	8
Change in fair value of investment properties	(76,432)	(25,281)	(76,432)	108,757
Operating income before working capital changes	32,160	22,960	114,835	96,880
Changes in working capital:				
Trade and other receivables	8,346	7,536	(621)	428
Trade and other payables	(4,250)	(1,260)	6,696	(2,224)
Income tax paid	(359)	(759)	(1,808)	(2,076)
Cash generated from operating activities	**35,897**	**28,477**	**119,102**	**93,008**
Investing activities				
Deposit paid for acquisition of a property	-	(14,805)	-	(14,805)
Net cash outflows on acquisition of subsidiary	-	(9)	-	(9)
Net cash outflows on purchase of investment properties (1)	-	-	(410,065)	-
Purchase of plant and equipment	(33)	(182)	(269)	(201)
Capital expenditure on investment properties	(605)	(264)	(605)	(536)
Interest received on deposits	183	213	917	342
Cash flows from investing activities	**(455)**	**(15,047)**	**(410,022)**	**(15,209)**
Financing activities				
Rights Issue proceeds	-	-	-	337,303
Rights Issue costs	-	-	-	(9,267)
Borrowing costs paid	(5,336)	(4,137)	(37,469)	(20,230)
Proceeds from borrowings (2)	-	-	793,495	56,199
Repayment of borrowings (2)	(1,000)	(1,169)	(572,124)	(103,435)
Distributions paid to CPU Holders	(2,479)	-	(2,559)	-
Distributions paid to Unitholders	(19,430)	(18,358)	(74,267)	(72,516)
Cash flows from financing activities	**(28,245)**	**(23,664)**	**107,076**	**188,054**
Net (decrease) / increase in cash and cash equivalents	**7,197**	**(10,234)**	**(183,844)**	**265,853**
Cash and cash equivalents at the beginning of the period	106,036	308,574	297,937	32,704
Effects of exchange rate differences on cash	(193)	(403)	(1,053)	(620)
Cash and cash equivalents at the end of the period	**113,040**	**297,937**	**113,040**	**297,937**

(1) Net cash outflows in June 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 January 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.

(2) Increase during the year ended 31 December 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 June 2010 as part of the consideration for the acquisition of Malaysian Properties in June 2010.

1(d) (i) Statement of movements in Unitholders' Funds (4Q 2010 vs 4Q 2009)

	Notes	Group 01/10/10 to 31/12/10 S$'000	Group 01/10/09 to 31/12/09 S$'000	Trust 01/10/10 to 31/12/10 S$'000	Trust 01/10/09 to 31/12/09 S$'000
Unitholders' funds at the beginning of the period		1,583,329	1,564,286	1,585,356	1,579,960
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	101,036	45,054	99,429	26,315
Increase in Unitholders' funds resulting from operations		**101,036**	**45,054**	**99,429**	**26,315**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(5,325)	83	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(420)	(6,038)	-	-
Net loss recognised directly in Unitholders' funds	(b)	**(5,745)**	**(5,955)**	**-**	**-**
Unitholders' transactions					
Creation of units:					
- Management fees payable in units		-	1,501	-	1,501
Distribution to CPU Holders		(2,479)	-	(2,479)	-
Distribution to Unitholders		(19,430)	(18,358)	(19,430)	(18,358)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(21,909)**	**(16,857)**	**(21,909)**	**(16,857)**
Unitholders' funds at the end of the period		**1,656,711**	**1,586,528**	**1,662,876**	**1,589,418**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the three months ended 31 December 2010, includes a gain in the fair value of investment properties of S$76.4 million (2009: S$25.3 million) and an unrealised gain on derivative instruments of S$2.2 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.

1(d) (i) Statement of movements in Unitholders' Funds (FY2010 vs FY2009)

	Notes	Group 01/01/10 to 31/12/10 S$'000	Group 01/01/09 to 31/12/09 S$'000	Trust 01/01/10 to 31/12/10 S$'000	Trust 01/01/09 to 31/12/09 S$'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)	150,027	(46,231)	145,841	(44,702)
Increase/(Decrease) in Unitholders' funds resulting from operations		**150,027**	**(46,231)**	**145,841**	**(44,702)**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(12,983)	(3,688)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		5,522	(8,190)	-	-
Net loss recognised directly in Unitholders' funds	(b)	**(7,461)**	**(11,878)**	**-**	**-**
Unitholders' transactions					
Creation of units:					
- Management fees paid in units		-	4,078	-	4,078
- Management fees payable in units		-	1,501	-	1,501
- 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		(2,559)	-	(2,559)	-
Distribution to Unitholders		(74,267)	(72,516)	(74,267)	(72,516)
Increase/(Decrease) in Unitholders' funds resulting from Unitholders' transactions		**(72,383)**	**261,099**	**(72,383)**	**261,099**
Unitholders' funds at the end of the period		**1,656,711**	**1,586,528**	**1,662,876**	**1,589,418**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the year ended 31 December 2010, includes a gain in the fair value of investment properties of S$76.4 million (2009: loss of S$108.8 million) and an unrealised loss on derivative instruments of S$7.4 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.

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

	Notes	Group and Trust 01/10/10 to 31/12/10 Units	Group and Trust 01/10/09 to 31/12/09 Units	Group and Trust 01/01/10 to 31/12/10 Units	Group and Trust 01/01/09 to 31/12/09 Units
Issued units at the beginning of the period		1,943,023,078	1,930,085,193	1,932,418,044	957,933,611
Management fees issued in units (base fee)		-	2,332,851	2,695,380	10,760,327
Rights Issue		-	-	-	963,724,106
Acquisition fee issued in units	(a)	-	-	7,909,654	-
Issued units at the end of the period		1,943,023,078	1,932,418,044	1,943,023,078	1,932,418,044
Management fees payable in units to be issued (base fee)	(b)	-	2,916,940	-	2,916,940
Management fees payable in units (performance fee)	(c)	-	-	-	-
Total issued and issuable units at the end of the period		**1,943,023,078**	**1,935,334,984**	**1,943,023,078**	**1,935,334,984**
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 quarter and year ended 31 December 2010.

(c) Performance fees are calculated for each six-month period ending 30 June and 31 December. There is no performance fee for six months ended 31 December 2010 as performance is below the benchmark index.

(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.

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

	Notes	Group 01/10/10 to 31/12/10 S$'000	Group 01/10/09 to 31/12/09 S$'000	Group 01/01/10 to 31/12/10 S$'000	Group 01/01/09 to 31/12/09 S$'000
Total return for the period after tax, before distribution		101,036	45,054	150,027	(46,231)
Income to be distributed to CPU Holders		(2,412)	-	(4,971)	-
Earnings attributable to Unitholders		98,624	45,054	145,056	(46,231)
EPU					
Basic EPU					
Weighted average number of units	(a)	1,943,023,078	1,931,739,752	1,938,966,383	1,510,196,491
Earnings per unit (cents)	(b)	5.08	2.33	7.48	(3.06)
Diluted EPU					
Weighted average number of units	(c)	2,181,204,436	-	2,060,993,545	-
Earnings per unit on a fully diluted basis (cents)		4.63	-	7.28	-
DPU					
Number of units issued and issuable at end of period		1,943,023,078	1,935,334,984	1,943,023,078	1,935,334,984
DPU for the period based on the total number of units entitled to distribution (cents)	(d)	1.04	0.97	3.90	3.80

Footnotes:

(a) For the purpose of computing the basic EPU, the earnings attributable to Unitholders and the weighted average number of units during the period are used and have been calculated on a time-weighted basis.

(b) The earnings per unit for the three months ended 31 December 2010 includes a gain in the fair value of investment properties of S$76.4 million (2009: S$25.3 million) and an unrealised gain on derivative instruments of S$2.2 million (2009: S$5.2 million). The earnings per unit for the year ended 31 December 2010 includes a gain in the fair value of investment properties of S$76.4 million (2009: loss of S$108.8 million) and an unrealised loss on derivative instruments of S$7.4 million.

(c) For the purpose of computing the diluted EPU, the weighted average number of units in issue is adjusted to take into account the conversion of the CPU into 238,181,358 ordinary units at the conversion price of S$0.7266 per unit, and have been calculated on a time-weighted basis.

(d) The computation of 4Q 2010 DPU is based on number of units entitled to distributions comprising the number of units in issue as at 31 December 2010 of 1,943,023,078. The computation of comparative DPU for 1Q and 2Q 2009 included 963,724,106 Rights Units.

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

	Notes	Group 31/12/10	Group 31/12/09	Trust 31/12/10	Trust 31/12/09
Net asset value per unit (S$) based on:					
- units issued at the end of the year	(a)	0.94	0.82	0.95	0.82
- units issued at the end of the year, assuming full conversion of CPU	(b)	0.84	0.82	0.84	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 31 December 2010.

(b) For illustrative purpose, the NAV per unit as at 31 December 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

	Group 01/10/10 to 31/12/10 S$'000	Group 01/10/09 to 31/12/09 S$'000	Increase / (Decrease) %	Group 01/01/10 to 31/12/10 S$'000	Group 01/01/09 to 31/12/09 S$'000	Increase / (Decrease) %
Gross revenue	**45,640**	**34,328**	**33.0%**	**165,667**	**134,621**	**23.1%**
Property expenses	(8,924)	(7,524)	18.6%	(35,209)	(27,672)	27.2%
Net property income	**36,716**	**26,804**	**37.0%**	**130,458**	**106,949**	**22.0%**
Non property expenses	(13,143)	(11,086)	18.6%	(46,097)	(39,793)	15.8%
Net income before tax	**23,573**	**15,718**	**50.0%**	**84,361**	**67,156**	**25.6%**
Change in fair value of unrealised derivative instruments	2,186	5,223	(58.1%)	(7,440)	(8)	NM
Change in fair value of investment properties	76,432	25,281	202.3%	76,432	(108,757)	NM
Total return for the period before tax and distribution	**102,191**	**46,222**	**121.1%**	**153,353**	**(41,609)**	**NM**
Income tax expense	(1,155)	(1,168)	(1.1%)	(3,326)	(4,622)	(28.0%)
Total return for the period after tax, before distribution	**101,036**	**45,054**	**124.3%**	**150,027**	**(46,231)**	**NM**
Non-tax deductible/(chargeable) items and other adjustments	(77,747)	(25,980)	199.3%	(67,562)	121,713	NM
Income available for distribution	**23,289**	**19,074**	**22.1%**	**82,465**	**75,482**	**9.3%**
Income to be distributed to:						
- CPU Holders	**2,412**	**-**	**NM**	**4,971**	**-**	**NM**
- Unitholders	**20,207**	**18,773**	**7.6%**	**75,703**	**73,505**	**3.0%**
Total income to be distributed	**22,619**	**18,773**	**20.5%**	**80,674**	**73,505**	**9.8%**

4Q 2010 vs 4Q 2009

Revenue for the Group in 4Q 2010 was S$45.6 million, 33.0% higher than that achieved in 4Q 2009. Net property income ("NPI") for the Group was higher at S$36.7 million, representing an increase of 37.0% over 4Q 2009, mainly attributed to the contribution from Malaysian Properties and David Jones Building Property acquired in FY2010.

Singapore Properties contributed 60.0% of total revenue, or S$27.4 million in 4Q 2010, 0.6% higher than in 4Q 2009. Its NPI for 4Q 2010 was S$21.3 million, 1.8% lower than in 4Q 2009, primarily due to the office segment. Notwithstanding the strong demand from prospective tenants and higher office occupancy rates achieved during the quarter, new and renewed office leases were secured at rental rates below the peak levels achieved in 2007.

Malaysian Properties contributed 17.1% of total revenue, or S$7.8 million in 4Q 2010 and the NPI for 4Q 2010 was S$7.6 million. Acquired on 28 June 2010, the properties are let under a master lease arrangement which provides the Group with a stable rental income.

Renhe Spring Zongbei Property in Chengdu, China contributed 10.6% of total revenue, or S$4.8 million in 4Q 2010, 0.2% lower than in 4Q 2009. Its NPI for 4Q 2010 was S$3.4 million, an increase of 14.7% from 4Q 2009, mainly due to lower advertising and promotion expenses.

David Jones Building Property in Perth, Australia contributed 7.7% of total revenue, or S$3.5 million in 4Q 2010 and the NPI for 4Q 2010 was S$2.9 million. As at 31 December 2010, the property was fully occupied and its portfolio of tenants included the David Jones department store and six other specialty tenants.

Japanese Properties contributed 4.6% of total revenue, or S$2.1 million in 4Q 2010, 6.9% lower than in 4Q 2009. Its NPI for 4Q 2010 was S$1.6 million, 26.1% lower than in 4Q 2009 mainly due to lower occupancy and lower rent achieved.

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, offset by lower trust expenses for 4Q 2010.

The unrealised gain on the derivative instruments for 4Q 2010 represents mainly the change in fair value of interest rate derivatives which were entered into in relation to the Singapore borrowings and the loan taken up for the acquisition of the Japanese Properties.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for 4Q 2010 were S$23.3 million and S$22.6 million respectively, being 22.1% and 20.5% higher than the comparative period.

FY2010 vs FY2009

Revenue for the Group in FY2010 was S$165.7 million, 23.1% higher than that achieved in FY2009. NPI for the Group was higher at S$130.5 million, representing an increase of 22.0% over FY2009, mainly attributed to the contribution from Malaysian Properties and David Jones Building Property acquired in FY2010, offset by the decrease in contributions from Singapore Properties' office component and Japanese Properties.

Singapore Properties contributed 67.2% of total revenue, or S$111.2 million in FY2010, 1.8% higher than in FY2009. Its NPI for FY2010 was S$87.1 million, 2.0% lower than in FY2009, primarily due to new and renewed Singapore office leases secured at rental rates below the peak levels achieved in 2007.

Malaysian Properties which were acquired in June 2010 contributed 9.7% of total revenue, or S$16.1 million in FY2010 and the NPI for FY2010 was S$15.6 million.

Renhe Spring Zongbei Property contributed 9.8% of total revenue, or S$16.3 million in FY2010, 4.0% higher than in FY2009. Its NPI for FY2010 was S$9.8 million, an increase of 2.3% from FY2009, mainly due to higher gross sales of the mall resulting from greater advertising and promotions efforts and remix of brands.

David Jones Building Property which was acquired in January 2010 contributed 7.8% of total revenue, or S$12.9 million in FY2010 and the NPI for FY2010 was S$10.8 million.

Japanese Properties contributed 5.5% of total revenue, or S$9.2 million in FY2010, 6.1% lower than in FY2009. Its NPI for FY2010 was S$7.2 million, 15.6% lower than in FY2009 mainly due to lower occupancy and lower rent achieved.

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, offset by the lower trust expenses for FY2010.

The unrealised loss on the derivative instruments for FY2010 represents mainly the change in fair value of cross currency swaps which were entered into in relation to the acquisition of Japanese Properties, partially offset by an increase in value of Japanese Properties due to a strengthening in foreign currency exchange rates for FY2010.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for FY2010 were S$82.5 million and S$80.7 million respectively, being 9.3% and 9.8% higher than the comparative period.

<u>Change in fair value of investment properties</u>

The Group's portfolio of 13 prime properties across five countries was independently revalued at approximately S$2.7 billion as at 31 December 2010, recording a revaluation gain of S$76.4 million for the quarter and year ended 31 December 2010. The geographic breakdown of the portfolio by asset value as at 31 December 2010 was as follows: Singapore 68.3%, Malaysia 16.4%, Japan 6.6%, Australia 5.7%, and China 3.0%.

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

The advance estimates by the Singapore Ministry of Trade and Industry ("MTI") on 3 January 2011 indicated that the Singapore economy picked up in 4Q 2010. On a y-o-y basis, the economy expanded by 12.5% in 4Q 2010, improving from the 10.5% growth in 3Q 2010. On a seasonally-adjusted q-o-q annualised basis, the economy grew by 6.9%, an upturn from the contraction of 18.9% in the previous quarter. For the whole of 2010, the Singapore economy is estimated to have expanded by 14.7%, in line with MTI's growth forecast of around 15% for the year.[1]

According to CB Richard Ellis, average retail rents in 4Q 2010 dropped 2.6% q-o-q to S$30.20 per square foot per month ("psfpm"). Rents are expected to stabilize in 2011.[2] For the office sector, the pace of rental growth increased in 4Q 2010 q-o-q, Average rents for prime office space and Grade A office space rose to S$8.30 psfpm and S$9.90 psfpm respectively in the quarter, reflecting an increase of 12.2% and 10.0% q-o-q respectively.[2]

Malaysia GDP grew 5.3% in 3Q 2010[3], slowing down from the 8.9% growth registered in 2Q 2010. GDP growth for 2011 is expected to be at 5.4%.[4] The property market is expected to rally in 2011 on the back of economic growth driven by the services and manufacturing sectors.[5] During 3Q 2010, retail sales and sentiment were healthy, especially compared to 2008-9, but many retailers remain cautious. Occupancy rates improved slightly in 3Q 2010, with the average occupancy rates in the Klang Valley and Kuala Lumpur city centre estimated at 94.7% and 92.5% respectively.[6]

In China, the latest figures revealed that GDP growth slowed to 9.6% y-o-y in 3Q 2010, following a robust 10.3% expansion in the preceding quarter. The private consumption spending appeared to have grown strongly, with retail sales expanding by 18.4% y-o-y during the quarter.[7] On 27 September 2010, Chengdu Metro was officially opened and the Ni Jia Qiao station is located directly in front of Renhe Spring Zongbei Property. Overall, strong demand for retail space drove vacancy in Chengdu prime retail to 8%.[8]

Japan's GDP for 3Q 2010 grew 4.5% compared to a year ago. This is marginally higher than the 3.9% estimated last month. Japan posted a slightly better than expected third quarter GDP thanks to robust corporate investments and stronger personal consumption.[9] Despite it crawling out of a severe year-long recession in 2009, Japan's recovery remains fragile with deflation, high public debt, weak domestic demand, softening exports and a strong yen all concerns for policymakers.[10] In third quarter, Japan retail market continued to underperform and the period saw its government forced to deploy quantitative easing measures and cut the benchmark overnight call rate to virtually zero in order to contain downside risks on yen appreciation.[11]

Australia Bureau Statistics figures show that GDP, in seasonally adjusted volume terms, grew 0.2% in the September quarter 2010, after growing 1.1% in the June quarter.[12] Across states, Western Australia is the third best final demand growth with 0.4%, behind New South Wales and Tasmania.[13] The sentiment amongst Australia's retailers remains subdued. Jones Lang LaSalle December 2010 survey of retailers recorded a net negative balance of 9%, meaning the number of retailers reporting negative conditions outweighed those reporting positive conditions.[14]

Outlook for the next 12 months

Global growth is expected to remain slow in early 2011 as the recovery of the global economy remains uneven. Growth in emerging economies, including Asia, has moderated as the effects of stimulus measures faded and exports slowed. Nonetheless, growth is expected to remain significantly stronger in Asia compared to the G3 economies of USA, Europe and Japan.[7]

Singapore's GDP is on track to grow by around 15% in 2010, and is forecast to expand by 4% to 6% in 2011. Prime Orchard Road rents are expected to be supported by increased tourist arrivals and strong demand from international retailers in 2011.

Demand for office space at Wisma Atria and Ngee Ann City remain strong as tenants from the retail and service sectors expand their business with increased headcount and hence office space. Growing demand from new-to-market retailers to Singapore are also expected to positively support the demand for office space in the Orchard Road vicinity. However, rental rates though recovering are expected to be renewed below the peak achieved in 2007.

Starhill Global REIT continues to benefit from long lease/master tenant leases in Singapore, Malaysia and Australia with built-in step-up rents or rent reviews which increase the weighted lease expiry of the Group and provide stable long-term income, and will actively review the asset plans of the portfolio for enhanced rental income.

Sources

1. Ministry of Trade and Industry Singapore, Pace of Growth Improved in 4Q 2010, 3 January 2011
2. CBRE Market View Singapore 4Q 2010
3. The Star online, Malaysia 3Q GDP at 5.3%
4. Business Times Malaysia, RAM keeps Malaysia GDP growth at 5.4pc, 22 December 2010
5. The Star online, Upward swing seen for next year, 18 December 2010
6. CBRE, Kuala Lumpur Retail MarketView 3Q 2010, 25 November 2010
7. Monetary Authority of Singapore, Recent Economic Developments in Singapore, 3 December 2010
8. Jones Lang Lasalle, Chengdu Property Market Review 3Q 2010, October 2010
9. Channel NewsAsia, Japan's 3Q GDP grows 4.5%, 9 December 2010
10. Global Times, China GDP tops Japan in Q3: govt, 28 December 2010
11. CBRE Research, Global Marketview Retail, 3Q 2010
12. Australian Bureau of Statistics, Australian economic growth slow, 1 December 2010
13. Western Australia Treasury Corporation, Economic analysis, September Quarter 2010
14. Jones Lang Lasalle, Survey of Retailer Sentiment Australia, December 2010

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 October 2010 to 31 December 2010 ("CPU Distribution")

(2) Distribution to Unitholders for the period from 1 October 2010 to 31 December 2010 ("Unitholders' Distribution")

Distribution rate:

	CPU Distribution	**Unitholders' Distribution**
	For the period from 1 October 2010 to 31 December 2010	**For the period from 1 October 2010 to 31 December 2010**
	Cents	Cents
Taxable income component	1.0051	0.7500
Tax-exempt income component	0.0938	0.0700
Capital component	0.2948	0.2200
Total	**1.3937**	**1.0400**

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.

(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 October 2009 to 31 December 2009

Distribution rate: 0.97 cents per unit

Distribution type:

Type	Cents
Taxable income component	0.93
Tax-exempt income component	0.04
Total	**0.97**

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 February 2011

(d) Books Closure Date: 7 February 2011

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

Not applicable

13 Segmented revenue and results for business or geographical segments (of the Group) 2010

Operating segments

	Wisma Atria Property (Singapore) 2010 S$'000	Ngee Ann City Property (Singapore) 2010 S$'000	Japanese Properties (Japan) 2010 S$'000	Renhe Spring Zongbei Property (China) 2010 S$'000	David Jones Building Property (Australia) 2010 S$'000	Malaysian Properties (Malaysia) 2010 S$'000	**Total** 2010 S$'000
External revenue	55,819	55,402	9,165	16,275	12,946	16,060	165,667
Depreciation	203	-	-	123	-	-	326
Reportable segment net property income	42,333	44,800	7,155	9,766	10,796	15,608	130,458
Other material non-cash item:							
Change in fair value of investment properties	35,065	62,700	(14,674)	390	(7,758)	709	76,432
Unallocated items:							
Finance income							827
Fair value adjustment on security deposits							1,283
Non-property expenses							(15,949)
Finance expenses							(32,258)
Change in fair value of unrealised derivative instruments							(7,440)
Total return for the year before tax							153,353
Reportable segment assets	850,686	965,604	175,800	91,963	153,164	435,218	2,672,435
Unallocated assets							114,179
Total assets							2,786,614
Reportable segment liabilities	(16,794)	(11,304)	(3,544)	(11,876)	(1,924)	(3,829)	(49,271)
Unallocated liabilities							(907,187)
Total liabilities							(956,458)
Other segmental information							
Capital expenditure	605	-	-	269	-	-	874
Non-current assets	848,641	965,604	175,399	91,578	151,360	435,113	2,667,695

Geographical segments:

As at 31 December 2010, the Group's operations and its identifiable assets are located in Singapore (consisting of Wisma Atria Property and Ngee Ann City Property), Tokyo-Japan (consisting of seven Japanese Properties), Chengdu-China (consisting of Renhe Spring Zongbei Property), Perth-Australia (consisting of David Jones Building Property) and Kuala Lumpur-Malaysia (consisting of Starhill Gallery and Lot 10 Property). Accordingly, no geographical segmental analysis is separately presented.

13 Segmented revenue and results for business or geographical segments (of the Group) 2009

Operating segments

	Wisma Atria Property (Singapore) 2009 S$'000	Ngee Ann City Property (Singapore) 2009 S$'000	Japanese Properties (Japan) 2009 S$'000	Renhe Spring Zongbei Property (China) 2009 S$'000	**Total** 2009 S$'000
External revenue	55,540	53,673	9,761	15,647	134,621
Depreciation	203	-	-	17	220
Reportable segment net property income	43,600	45,321	8,479	9,549	106,949
Other material non-cash item:					
Change in fair value of investment properties	(38,242)	(44,764)	(32,288)	6,537	(108,757)
Unallocated items:					
Finance income					431
Fair value adjustment on security deposits					(666)
Non-property expenses					(15,868)
Finance expenses					(23,690)
Change in fair value of unrealised derivative instruments					(8)
Total return for the year before tax					(41,609)
Reportable segment assets	814,909	903,072	183,245	97,515	1,998,741
Unallocated assets					313,604
Total assets					2,312,345
Reported segment liabilities	(17,352)	(11,418)	(3,056)	(10,442)	(42,268)
Unallocated liabilities					(683,549)
Total liabilities					(725,817)
Other segmental information					
Capital expenditure	272	264	-	201	737
Non-current assets	813,584	902,719	183,015	96,467	1,995,785

Geographical segments:

As at 31 December 2009, the Group's operations and its identifiable assets are located in Singapore (consisting of Wisma Atria Property and Ngee Ann City Property, Tokyo-Japan (consisting of seven Japanese Properties) and Chengdu-China (consisting of Renhe Spring Zongbei Property). Accordingly, no geographical segmental analysis is separately presented.

14 In the review of performance, the factors leading to any changes in contributions to turnover and earnings by the business or geographical segments

Please refer to Section 8 for the review of actual performance.

15 Breakdown of sales

	Group 01/01/10 to 31/12/10	Group 01/01/09 to 31/12/09	Increase / (Decrease)
	S$'000	S$'000	%
Gross revenue report for first half year	74,813	67,703	10.5%
Total return after tax for the first half year	26,422	(99,668)	NM
Gross revenue report for second half year	90,854	66,918	35.8%
Total return after tax for the second half year	123,605	53,437	131.3%

16 Breakdown of total distribution for the financial year ended 31 December 2010

	Group 01/01/10 to 31/12/10	Group 01/01/09 to 31/12/09
	S$'000	S$'000
Unitholders' distribution		
1 January to 31 March	18,771	17,775
1 April to 30 June	18,384	18,022
1 July to 30 September	17,682	18,361
1 October to 31 December	19,430	18,358
	74,267	72,516
CPU distribution		
1 July to 30 September	80	-
1 October to 31 December	2,479	-
	2,559	-

The amounts shown above are based on actual distributions paid to Unitholders and CPU Holders during the respective periods.

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 January 2011