

SGX-ST Announcement

**Notice of Books Closure and Distribution Payment Date**

**NOTICE IS HEREBY GIVEN THAT** the Transfer Books and Register of Unitholders and the Transfer Books and Register of CPU holders of Starhill Global Real Estate Investment Trust ("**Starhill Global REIT**") will be closed on Monday, 7 February 2011, at 5.00 p.m. (the "**Books Closure Date**") to determine:

- (i) the entitlements of holders of units in Starhill Global REIT's ("**Units**") and holders of Units, ("**Unitholders**") distributable income of 1.0400 cents per Unit for the period from 1 October 2010 to 31 December 2010 (the "**Distribution**"), comprising a taxable income component of 0.7500 cents per Unit, a tax-exempt income component of 0.0700 cents per Unit and a capital component of 0.2200 cents per Unit; and
- (ii) the entitlements of holder(s) of convertible preferred units in Starhill Global REIT's ("**CPUs**")<sup>1</sup> distributable income of 1.3937 cents per CPU for the period from 1 October 2010 to 31 December 2010 (the "**CPU Distribution**" and together with the Distribution, the "**Distributions**") comprising a taxable income component of 1.0051 cents per CPU, a tax-exempt income component of 0.0938 cents per CPU and a capital component of 0.2948 cents per CPU.

Unitholders whose securities accounts with The Central Depository (Pte) Limited ("**CDP**") are credited with the Units as at 5.00 p.m. on the Books Closure Date will be entitled to the Distribution to be paid on Monday, 28 February 2011.

Holders of CPUs whose accounts with Starhill Global REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd (the "**Unit Registrar**") are credited with CPUs as at 5.00 p.m. on the Books Closure Date will be entitled to the CPU Distribution to be paid on Monday, 28 February 2011.

**DECLARATION FOR SINGAPORE TAX PURPOSES**

A Tax-exempt income component

The tax-exempt income component of the distribution is exempt from tax in the hands of all Unitholders and CPU holders.

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<sup>1</sup> The CPUs were issued to Mayban Trustees Berhad, as trustee of Starhill Real Estate Investment Trust ("**Starhill REIT**") and/or one or more subsidiaries of Starhill REIT (the "**Vendor Group**") as part payment of the purchase consideration of Starhill Global REIT's acquisition of Starhill Gallery and Lot 10 Property.



**B Capital component**

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

**C Taxable income component**

1. The trustee of Starhill Global REIT ("Trustee") and the manager of Starhill Global REIT ("Manager") will not deduct tax from the Distributions made out of Starhill Global REIT's taxable income that is not taxed at Starhill Global REIT's level to:

- (a) Unitholders and CPU holders who are individuals and who hold the Units/CPUs either in their sole names or jointly with other individuals;
- (b) Unitholders and CPU holders which are companies incorporated and tax resident in Singapore;
- (c) Unitholders and CPU holders which are Singapore branches of foreign companies that have obtained specific approval from the Inland Revenue Authority of Singapore to receive the Distributions without deduction of tax; or
- (d) Unitholders and CPU holders which are non-corporate entities (excluding partnerships) constituted or registered in Singapore, such as:
  - (i) institutions, authorities, persons or funds specified in the First Schedule to the Income Tax Act (Cap. 134);
  - (ii) co-operative societies registered under the Co-operative Societies Act (Cap. 62);
  - (iii) trade unions registered under the Trade Unions Act (Cap. 333);
  - (iv) charities registered under the Charities Act (Cap. 37) or established by an Act of Parliament; and
  - (v) town councils.

2. For the Distributions made to classes of Unitholders and CPU holders that do not fall within the categories stated under Note C1 above, the Trustee and the Manager will deduct tax at the rate of 10% if the Unitholders and CPU holders are foreign non-individual investors. A foreign non-individual investor is one who is not a resident of Singapore for income tax purposes and:

- (a) who does not have a permanent establishment in Singapore; or



- (b) who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the Units/CPUs are not obtained from that operation.
- 3. Unitholders and CPU holders are required to complete the applicable Section A, B or C of the “*Declaration for Singapore Tax Purposes Form A*” (“**Form A**”) if they fall within the classes (b) to (d) stated under Note C1 or Section D of Form A if they qualify as a foreign non-individual investor as described under Note C2. The Trustee and the Manager will rely on the declarations made in Form A to determine:
  - (a) if tax is to be deducted for the categories of Unitholders and CPU holders listed in (b) to (d) under Note C1; and
  - (b) if tax is to be deducted at the rate of 10% for the Distributions to foreign non-individual investors.
- 4. **Unitholders and CPU holders who fall within class (a) under Note C1 are not required to submit Form A.**
- 5. Unitholders and CPU holders who do not fall within the classes of Unitholders and CPU holders listed in Notes C1 and C2 above can choose not to return Form A as tax will be deducted from the Distributions made to them at the prevailing corporate tax rate in any case.
- 6. The Trustee and the Manager will deduct tax at the prevailing corporate tax rate from the Distributions made out of Starhill Global REIT’s taxable income that is not taxed at Starhill Global REIT’s level, in respect of Units or CPUs held by depository agents except where the beneficial owners of these Units or CPUs are:
  - (a) Individuals and the Units or CPUs are not held through a partnership in Singapore;
  - (b) Qualifying Unitholders or CPU holders (as listed in categories (b) to (d) under Note C1); or
  - (c) Foreign non-individual investors (as defined under Note C2).

For Units or CPUs held through depository agents, the depository agents must complete the “*Declaration by Depository Agents for Singapore Tax Purposes Form B*” (“**Form B**”) and its annexes (Annex 1 for individuals, Annexes 2 and 2.1 for qualifying Unitholders and CPU holders and Annex 3 for foreign non-individuals).



7. Form A and Form B (and its annexes) will be sent to Unitholders, CPU holders and depository agents respectively, by Starhill Global REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd, on or around Thursday, 10 February 2011.
8. Unitholders, CPU holders (Form A) and depository agents (Form B and its annexes) will have to complete the forms legibly and send them to the Unit Registrar such that they are received by **5.00 p.m. on Tuesday, 15 February 2011**. The Trustee and the Manager will rely on the declarations made in Form A and Form B to determine if tax is to be deducted. Failure to comply with any of these requirements will render Form A and Form B invalid and the Trustee and the Manager will be obliged to deduct the appropriate amount of tax from the Distributions in respect of which this announcement is made.
9. Unitholders and CPU holders who hold Units/CPUs under the Central Provident Fund Investment Scheme ("CPFIS") or the Supplementary Retirement Scheme ("SRS") do not have to return the Form as they will receive the gross Distributions paid to their respective CPFIS or SRS accounts.

**Last Date and Time for Return of the Forms**

***Unitholders, CPU holders and depository agents must complete and return the "Declaration for Singapore Tax Purposes Form A and Form B (and its annexes)", respectively to Boardroom Corporate & Advisory Services Pte Ltd's office by Tuesday, 15 February 2011, at 5.00 p.m. in order to receive the Distributions either at gross or net (after deduction of tax at 10%) as described above.***

**DECLARATION IN INCOME TAX RETURN**

The Distributions are considered as income for the year ended 31 December 2010. Beneficial owners of the Distributions, other than those who are exempt from tax on the Distributions, are required to declare the gross Distributions as taxable income in their income tax return for the **Year of Assessment 2011**.



**IMPORTANT DATES AND TIMES**

Monday, 7 February 2011 at 5.00 p.m.	Close of the Transfer Books and Register of Unitholders and CPU holders
By Tuesday, 15 February 2011 at 5.00 p.m.	Unitholders, CPU holders and depository agents must have completed and returned the "Declaration for Singapore Tax Purposes Form A and Form B (and its annexes)" to the Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd
Monday, 28 February 2011	Payment of Distributions

For enquiries, please contact Ms. Alice Cheong at tel: (65) 6835 8637 or email: [alice.cheong@ytlstarhill.com](mailto:alice.cheong@ytlstarhill.com)

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

Jeanette Lim  
Joint Company Secretary  
26 January 2011



### **About Starhill Global REIT**

*Starhill Global REIT is a Singapore-based real estate investment trust investing primarily in real estate used for retail and office purposes, both in Singapore and overseas. Since its listing on the Mainboard of the Singapore Exchange Securities Trading Limited on 20 September 2005, Starhill Global REIT has grown its initial portfolio from interests in two landmark properties on Orchard Road in Singapore to 13 properties in Singapore, Malaysia, Australia, Japan and China, valued at about S\$2.7 billion.*

*These include interests in Wisma Atria and Ngee Ann City on Orchard Road in Singapore, Starhill Gallery and Lot 10 in Kuala Lumpur, Malaysia, full ownership of a premier retail property in Chengdu, China, seven properties in the prime areas of Tokyo, Japan and the David Jones Building in Perth, Australia. Starhill Global REIT remains focused on sourcing attractive property assets in Singapore and overseas, while driving organic growth from its existing portfolio, through proactive leasing efforts and creative asset enhancements.*

*Starhill Global REIT is managed by an external manager, YTL Starhill Global REIT Management Limited. The Manager is a wholly-owned subsidiary of YTL Starhill Global REIT Management Holdings Pte. Ltd. which is in turn an indirect subsidiary of YTL Corporation Berhad.*

### **Important Notice**

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

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

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