



**Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the Second Quarter Ended 30 June 2011**

These financial statements for the quarter from 1 April 2011 to 30 June 2011 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 June 2011, 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 Starhill Gallery and the Lot 10 Property in Kuala Lumpur, Malaysia (collectively the "Malaysia 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"); and
- 100% interest in seven properties in Tokyo, Japan (the "Japan Properties").

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SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE THREE MONTHS ENDED 30 JUNE 2011

	Group 01/04/11 to 30/06/11 S\$'000	Group 01/04/10 to 30/06/10 S\$'000	Increase / (Decrease) %
Gross revenue	44,236	37,191	18.9%
Net property income	35,591	28,849	23.4%
Income available for distribution	22,846	18,019	26.8%
Income to be distributed to:			
- Convertible preferred units ("CPU") Holders	2,324	80	NM
- Unitholders	20,207	17,682	14.3%
Total income to be distributed	22,531	17,762	26.8%

	Group 01/04/11 to 30/06/11	Group 01/04/10 to 30/06/10	Increase / (Decrease)
Cents per unit/CPU			
Distribution per unit ("DPU")/per CPU			
<u>CPU Holders</u>			
For the quarter from 1 April to 30 June 2011 ⁽¹⁾⁽²⁾	1.34	0.05	NM
Annualised (based on the three months/period ended 30 June)	5.39	5.65	(4.6%)
<u>Unitholders</u>			
For the quarter from 1 April to 30 June	1.04	0.91	14.3%
Annualised (based on the three months ended 30 June)	4.17	3.65	14.2%

DISTRIBUTION DETAILS

Distribution period	1 April 2011 to 30 June 2011
Distribution amount to:	
CPU Holders	1.3430 cents per CPU ⁽¹⁾
Unitholders	1.04 cents per unit
Books closure date	2 Aug 2011
Payment date	29 Aug 2011

Footnotes:

⁽¹⁾ The actual distribution to CPU Holder for the quarter 1 April 2011 to 30 June 2011 is 1.3430 cents.

⁽²⁾ The actual distribution to CPU Holder for the period from 28 June 2010 to 30 June 2010 was 0.0465 cents.

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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 (2Q 2011 vs 2Q 2010)

	Notes	Group 01/04/11 to 30/06/11 S\$'000	Group 01/04/10 to 30/06/10 S\$'000	Increase / (Decrease) %	Trust 01/04/11 to 30/06/11 S\$'000	Trust 01/04/10 to 30/06/10 S\$'000	Increase / (Decrease) %
Gross revenue	(a)	44,236	37,191	18.9%	27,452	27,925	(1.7%)
Maintenance and sinking fund contributions		(1,483)	(1,477)	0.4%	(1,415)	(1,415)	-
Property management fees	(b)	(1,074)	(1,114)	(3.6%)	(823)	(834)	(1.3%)
Property tax	(c)	(3,463)	(3,206)	8.0%	(2,590)	(2,634)	(1.7%)
Other property expenses	(d)	(2,625)	(2,545)	3.1%	(1,151)	(831)	38.5%
Property expenses		(8,645)	(8,342)	3.6%	(5,979)	(5,714)	4.6%
Net property income		35,591	28,849	23.4%	21,473	22,211	(3.3%)
Finance income	(e)	171	204	(16.2%)	54	158	(65.8%)
Dividend income from subsidiaries		-	-	-	8,949	616	1,352.8%
Fair value adjustment on security deposits	(f)	183	24	662.5%	232	4	5,700.0%
Management fees	(g)	(3,463)	(3,122)	10.9%	(3,163)	(3,084)	2.6%
Trust expenses	(h)	(877)	(802)	9.4%	(569)	(366)	55.5%
Finance expenses	(i)	(8,436)	(7,204)	17.1%	(3,533)	(4,432)	(20.3%)
Non property (expenses)/income		(12,422)	(10,900)	14.0%	1,970	(7,104)	NM
Net income before tax		23,169	17,949	29.1%	23,443	15,107	55.2%
Change in fair value of unrealised derivative instruments	(j)	(1,270)	(11,046)	(88.5%)	(1,321)	(10,812)	(87.8%)
Unrealised foreign exchange gain		-	-	-	502	8,194	(93.9%)
Total return for the period before tax and distribution		21,899	6,903	217.2%	22,624	12,489	81.2%
Income tax expense	(k)	(1,004)	(672)	49.4%	-	-	-
Total return for the period after tax, before distribution		20,895	6,231	235.3%	22,624	12,489	81.2%
Non-tax deductible items and other adjustments	(l)	1,951	11,788	(83.4%)	222	5,530	(96.0%)
Income available for distribution		22,846	18,019	26.8%	22,846	18,019	26.8%

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 full quarter contribution from Malaysia Properties acquired in June 2010, higher revenue from Renhe Spring Zongbei Property and David Jones Building Property, offset by the decrease in revenue from Singapore Properties and Japan Properties. Revenue from overseas properties accounted for approximately 38% (2010: 25%) of total gross revenue for the three months ended 30 June 2011.
- (b) Property management fees comprise mainly 3.0% per annum and 1.8% per annum of the gross revenue from Singapore Properties and Japan Properties respectively, and 0.8% per annum of gross sales of Renhe Spring Zongbei Property.
- (c) Property tax expenses for the Group are higher for the current period mainly due to property tax expenses of the Malaysia Properties, offset by a fall in property tax expenses of the Singapore Properties for the three months ended 30 June 2011.
- (d) Other property expenses for the current period are higher mainly due to higher operating expenses incurred by the Singapore Properties, offset by lower operating expenses of the Renhe Spring Zongbei Property for the three months ended 30 June 2011.

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

- (e) Represents interest income from bank deposits and current accounts for the three months ended 30 June 2011.
- (f) Represents 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 30 June 2011.
- (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 30 June 2011 is in line with the higher average value of the trust property during the current period.
- (h) The increase in trust expenses is mainly due to higher professional fees and expenses incurred by the Trust, offset by lower trust expenses of the overseas properties for the three months ended 30 June 2011.
- (i) Finance expenses for the Group are higher for the current period mainly due to the interest incurred on the Malaysia medium term notes ("MTN") taken up in relation to the acquisition of Malaysia Properties in 2010, 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 for the three months ended 30 June 2011. The higher loss in the comparative period was mainly due to the unrealised loss on the cross currency swaps which was partially offset by an increase in value of Japan Properties as a result of the strengthening of Japanese Yen for the three months ended 30 June 2010.
- (k) Income tax expense includes withholding tax, corporate tax and deferred tax provided for in relation to the overseas properties. The increase in tax expense in the current period is mainly due to higher taxes provided for Renhe Spring Zongbei Property.
- (l) See details in the distribution statement below.

Distribution Statement (2Q 2011 vs 2Q 2010)

Notes	Group	Group	Increase / (Decrease) %	Trust	Trust	Increase / (Decrease) %
	01/04/11 to 30/06/11 S\$'000	01/04/10 to 30/06/10 S\$'000		01/04/11 to 30/06/11 S\$'000	01/04/10 to 30/06/10 S\$'000	
Total return after tax, before distribution	20,895	6,231	235.3%	22,624	12,489	81.2%
Non-tax deductible items:	1,951	11,788	(83.4%)	222	5,530	(96.0%)
Finance costs (m)	492	272	80.9%	744	744	-
Sinking fund contribution	294	294	-	294	294	-
Depreciation	51	51	-	51	51	-
Change in fair value of unrealised derivative instruments	1,270	11,046	(88.5%)	1,321	10,812	(87.8%)
Deferred income tax	41	69	(40.6%)	-	-	-
Unrealised foreign exchange gain	-	-	-	(502)	(8,194)	(93.9%)
Fair value adjustment on security deposits	(183)	(24)	662.5%	(232)	(4)	5,700.0%
Other items (n)	(14)	80	NM	1,033	576	79.3%
Net overseas income not distributed to the Trust, net of amount received	-	-	-	(2,487)	1,251	NM
Income available for distribution	22,846	18,019	26.8%	22,846	18,019	26.8%
Income to be distributed to:						
- CPU Holders (o)	2,324	80	NM	2,324	80	NM
- Unitholders (p)	20,207	17,682	14.3%	20,207	17,682	14.3%
Total income to be distributed	22,531	17,762	26.8%	22,531	17,762	26.8%

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

Footnotes:

- (m) Finance costs include mainly amortisation of upfront costs relating to refinancing.
- (n) Other items include mainly trustee's fee, straight-line rental adjustments and other non-tax deductible costs.
- (o) 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.
- (p) Approximately S\$0.2 million of income available for distribution for the three months ended 30 June 2011 has been retained to satisfy certain legal reserve requirements in China.

NM – Not Meaningful

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

Statement of Total Return and Distribution (YTD Jun 2011 vs YTD Jun 2010)

	Notes	Group 01/01/11 to 30/06/11 S\$'000	Group 01/01/10 to 30/06/10 S\$'000	Increase / (Decrease) %	Trust 01/01/11 to 30/06/11 S\$'000	Trust 01/01/10 to 30/06/10 S\$'000	Increase / (Decrease) %
Gross revenue	(a)	90,083	74,813	20.4%	55,081	56,332	(2.2%)
Maintenance and sinking fund contributions		(2,961)	(2,955)	0.2%	(2,830)	(2,830)	-
Property management fees	(b)	(2,202)	(2,275)	(3.2%)	(1,647)	(1,681)	(2.0%)
Property tax	(c)	(6,780)	(6,287)	7.8%	(5,088)	(5,238)	(2.9%)
Other property expenses	(d)	(5,494)	(5,309)	3.5%	(2,071)	(1,854)	11.7%
Property expenses		(17,437)	(16,826)	3.6%	(11,636)	(11,603)	0.3%
Net property income		72,646	57,987	25.3%	43,445	44,729	(2.9%)
Finance income	(e)	343	471	(27.2%)	109	354	(69.2%)
Dividend income from subsidiaries		-	-	-	9,706	616	1,475.6%
Fair value adjustment on security deposits	(f)	95	(4)	NM	211	(37)	NM
Management fees	(g)	(6,895)	(6,082)	13.4%	(6,289)	(6,001)	4.8%
Trust expenses	(h)	(1,817)	(1,679)	8.2%	(1,182)	(785)	50.6%
Finance expenses	(i)	(16,769)	(14,038)	19.5%	(7,019)	(8,804)	(20.3%)
Non property expenses		(25,043)	(21,332)	17.4%	(4,464)	(14,657)	(69.5%)
Net income before tax		47,603	36,655	29.9%	38,981	30,072	29.6%
Change in fair value of unrealised derivative instruments	(j)	6,545	(8,787)	NM	6,568	(8,162)	NM
Unrealised foreign exchange (loss)/gain		-	-	-	(5,716)	6,224	NM
Total return for the period before tax and distribution		54,148	27,868	94.3%	39,833	28,134	41.6%
Income tax expense	(k)	(2,304)	(1,446)	59.3%	-	-	-
Total return for the period after tax, before distribution		51,844	26,422	96.2%	39,833	28,134	41.6%
Non-tax deductible/(chargeable) items and other adjustments	(l)	(5,046)	10,327	NM	6,965	8,615	(19.2%)
Income available for distribution		46,798	36,749	27.3%	46,798	36,749	27.3%

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 full period contributions from Malaysia Properties acquired in June 2010 and David Jones Building Property acquired in January 2010 as well as higher revenue from Renhe Spring Zongbei Property, offset by the decrease in revenue from Singapore Properties and Japan Properties. Revenue from overseas properties accounted for approximately 39% (2010: 25%) of total gross revenue for the six months ended 30 June 2011.
- Property management fees comprise mainly 3.0% per annum and 1.8% per annum of the gross revenue from Singapore Properties and Japan Properties respectively, and 0.8% per annum of gross sales of Renhe Spring Zongbei Property.
- Property tax expenses for the Group are higher for the current period mainly due to property tax expenses of the Malaysia Properties and David Jones Building Property, offset by a fall in property tax expenses of the Singapore Properties for the six months ended 30 June 2011.
- Other property expenses for the current period are higher mainly due to higher operating expenses incurred by Singapore Properties for the six months ended 30 June 2011.
- Represents interest income from bank deposits and current accounts for the six months ended 30 June 2011.

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- (f) Represents the change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard ("FRS") 39 for the six months ended 30 June 2011.
- (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 six months ended 30 June 2011 is in line with the higher average value of the trust property during the current period.
- (h) The increase in trust expenses is mainly due to higher professional fees and expenses incurred by the Trust, offset by lower trust expenses of the overseas properties during the current period.
- (i) Finance expenses for the Group are higher for the current period mainly due to the interest incurred on the Australia term loan and Malaysia MTN taken up in relation to the acquisition of overseas properties in 2010, offset by the lower interest costs incurred by the Trust post refinancing.
- (j) Represents mainly the change in fair value of cross currency swaps which were entered into in relation to the acquisition of Japan Properties. The unrealised gain on the cross currency swaps was partially offset by a decrease in value of Japan Properties as a result of the weakening of Japanese Yen for the six months ended 30 June 2011.
- (k) Income tax expense includes withholding tax, corporate tax and deferred tax provided for in relation to the overseas properties. The increase in tax expense in the current period is mainly due to higher taxes provided for Renhe Spring Zongbei Property.
- (l) See details in the distribution statement below.

Distribution Statement (YTD Jun 2011 vs YTD Jun 2010)

	Group 01/01/11 to 30/06/11	Group 01/01/10 to 30/06/10	Increase / (Decrease)	Trust 01/01/11 to 30/06/11	Trust 01/01/10 to 30/06/10	Increase / (Decrease)
Notes	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Total return after tax, before distribution	51,844	26,422	96.2%	39,833	28,134	41.6%
Non-tax (chargeable)/deductible items:	(5,046)	10,327	NM	6,965	8,615	(19.2%)
Finance costs (m)	986	610	61.6%	1,490	1,554	(4.1%)
Sinking fund contribution	588	587	0.2%	588	587	0.2%
Depreciation	102	102	-	102	102	-
Change in fair value of unrealised derivative instruments	(6,545)	8,787	NM	(6,568)	8,162	NM
Deferred income tax	87	182	(52.2%)	-	-	-
Unrealised foreign exchange loss/(gain)	-	-	-	5,716	(6,224)	NM
Fair value adjustment on security deposits	(95)	4	NM	(211)	37	NM
Other items (n)	(169)	55	NM	1,822	1,039	75.4%
Net overseas income not distributed to the Trust, net of amount received	-	-	-	4,026	3,358	19.9%
Income available for distribution	46,798	36,749	27.3%	46,798	36,749	27.3%
Income to be distributed to:						
- CPU Holders (o)	4,681	80	NM	4,681	80	NM
- Unitholders (p)	40,997	36,066	13.7%	40,997	36,066	13.7%
Total income to be distributed	45,678	36,146	26.4%	45,678	36,146	26.4%

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

Footnotes:

- (m) Finance costs include mainly amortisation of upfront costs relating to refinancing.
- (n) Other items include mainly trustee's fee, straight-line rental adjustments and other non-tax deductible costs.
- (o) 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.
- (p) Approximately S\$1.0 million of income available for distribution for the six months ended 30 June 2011 has been retained to satisfy certain legal reserve requirements in China and for working capital requirements.

NM – Not Meaningful

**Financial Statements Announcement
For The Second Quarter Ended 30 June 2011**

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

Balance Sheet as at 30 June 2011

	Notes	Group 30/06/11 S\$'000	Group 31/12/10 S\$'000	Trust 30/06/11 S\$'000	Trust 31/12/10 S\$'000
Non-current assets					
Investment properties	(a)	2,647,751	2,654,465	1,812,600	1,812,600
Plant and equipment		474	563	85	186
Interests in subsidiaries		-	-	583,496	595,130
Intangible asset	(b)	10,182	10,662	-	-
Derivative financial instruments	(c)	1,031	1,176	904	666
Trade and other receivables		3,523	2,005	2,467	1,459
		2,662,961	2,668,871	2,399,552	2,410,041
Current assets					
Trade and other receivables	(d)	8,264	4,703	3,005	4,418
Cash and cash equivalents	(e)	106,862	113,040	74,885	67,886
		115,126	117,743	77,890	72,304
Total assets		2,778,087	2,786,614	2,477,442	2,482,345
Non-current liabilities					
Trade and other payables	(f)	24,614	20,997	19,038	15,472
Derivative financial instruments	(c)	23,081	25,033	23,081	25,033
Deferred tax liabilities	(g)	17,378	17,739	-	-
Borrowings	(h)	782,816	832,471	564,373	563,201
		847,889	896,240	606,492	603,706
Current liabilities					
Trade and other payables	(f)	37,268	33,530	20,218	17,882
Derivative financial instruments	(c)	20,344	24,436	20,344	24,436
Income tax payable		1,407	1,138	-	-
Borrowings	(h)	48,210	1,114	-	-
		107,229	60,218	40,562	42,318
Total liabilities		955,118	956,458	647,054	646,024
Net assets		1,822,969	1,830,156	1,830,388	1,836,321
Represented by:					
Unitholders' funds		1,649,524	1,656,711	1,656,943	1,662,876
Convertible preferred units (CPU)	(i)	173,445	173,445	173,445	173,445
		1,822,969	1,830,156	1,830,388	1,836,321

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Footnotes:

- (a) Investment properties have decreased largely due to the weakening of foreign currencies in relation to its overseas properties, offset by the work-in-progress costs capitalised in relation to the asset redevelopment of Starhill Gallery in Malaysia as at 30 June 2011.
- (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 derivative liabilities as at 30 June 2011 is mainly due to the unrealised gain on the cross currency swaps during the current period.
- (d) The increase in the current portion of trade and other receivables relates mainly to outstanding receivables arising from member card sales of Renhe Spring Zongbei Property for the month of June 2011, which had been fully settled subsequently.
- (e) The decrease in cash and cash equivalents is mainly due to the payment of distributions, borrowing costs and asset redevelopment costs during the current period, offset by cash generated from operations.
- (f) The increase in the current portion of trade and other payables is mainly due to balance payable to the contractor for the asset redevelopment of Starhill Gallery in Malaysia accrued as at 30 June 2011.

The increase in the non-current portion is mainly due to security deposits received in respect of the Singapore Properties during the current period.

- (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 JPY3.1 billion (S\$47.4 million) Japan bond, a RMB20.3 million (S\$3.9 million) loan payable to a third party in China, a A\$63 million (S\$83.0 million) term loan and RM330 million (S\$134.3 million) Malaysia MTN.
- (i) Represents the value of the CPU issued to partially fund the acquisition of Malaysia 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 30/06/11 S\$'000	Group 31/12/10 S\$'000	Trust 30/06/11 S\$'000	Trust 31/12/10 S\$'000
Secured borrowings	(a)				
Amount repayable within one year		-	-	-	-
Amount repayable after one year		663,340	666,009	446,000	446,000
		663,340	666,009	446,000	446,000
Unsecured borrowings	(b)				
Amount repayable within one year		48,451	1,114	-	-
Amount repayable after one year		126,770	175,627	124,000	124,000
Total borrowings		838,561	842,750	570,000	570,000
Less: Unamortised loan acquisition expenses		(7,535)	(9,165)	(5,627)	(6,799)
Total borrowings		831,026	833,585	564,373	563,201

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 30 June 2011.

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 Malaysia 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\$134.3 million) of Malaysia MTN to partially fund the acquisition of the Malaysia 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\$83.0 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 JPY3.1 billion (S\$47.4 million) maturing in May 2012, which was used to partially finance the acquisition of Japan Properties. Whilst no security has been pledged, the bondholders have a statutory preferred right, under Japan 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 June 2011. The carrying amount of RMB20.3 million (S\$3.9 million) represents the discounted value of the RMB22.9 million (S\$4.3 million) loan. The final instalment is due in August 2014.

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

1(c) Consolidated cash flow statement (2Q 2011 vs 2Q 2010) and (YTD Jun 2011 vs YTD Jun 2010)

	Group 01/04/11 to 30/06/11 S\$'000	Group 01/04/10 to 30/06/10 S\$'000	Group 01/01/11 to 30/06/11 S\$'000	Group 01/01/10 to 30/06/10 S\$'000
Operating activities				
Total return for the period before tax and distribution	21,899	6,903	54,148	27,868
Adjustments for				
Finance income	(171)	(204)	(343)	(471)
Fair value adjustment on security deposits	(183)	(24)	(95)	4
Depreciation	88	85	176	158
Finance expense	8,436	7,204	16,769	14,038
Change in fair value of unrealised derivative instruments	1,270	11,046	(6,545)	8,787
Operating income before working capital changes	31,339	25,010	64,110	50,384
Changes in working capital:				
Trade and other receivables	746	2,180	(5,101)	(4,900)
Trade and other payables	(926)	10,354	1,207	17,211
Income tax paid	(616)	174	(1,562)	(461)
Cash generated from operating activities	30,543	37,718	58,654	62,234
Investing activities				
Asset redevelopment costs paid	(3,931)	-	(3,931)	-
Net cash outflows on purchase of investment properties ⁽¹⁾	-	(270,059)	-	(410,065)
Purchase of plant and equipment	(58)	(4)	(97)	(235)
Interest received on deposits	171	214	343	561
Cash flows from investing activities	(3,818)	(269,849)	(3,685)	(409,739)
Financing activities				
Borrowing costs paid	(5,330)	(10,030)	(14,515)	(18,625)
Proceeds from borrowings	-	142,344	-	222,495
Distributions paid to CPU Holders	(2,357)	-	(4,769)	-
Distributions paid to Unitholders	(20,790)	(18,384)	(40,997)	(37,155)
Cash flows from financing activities	(28,477)	113,930	(60,281)	166,715
Net decrease in cash and cash equivalents	(1,752)	(118,201)	(5,312)	(180,790)
Cash and cash equivalents at the beginning of the period	108,893	235,193	113,040	297,937
Effects of exchange rate differences on cash	(279)	174	(866)	19
Cash and cash equivalents at the end of the period	106,862	117,166	106,862	117,166

⁽¹⁾ Net cash outflows in the comparative period were due to the acquisition of Malaysia Properties in June 2010 (including transaction costs paid, but excluding the CPU portion (non-cash) of the purchase consideration) and the acquisition of David Jones Building Property in January 2010 (including acquisition costs paid, but excluding a deposit of S\$14.8 million which was paid in November 2009).

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

1(d) (i) Statement of movements in Unitholders' Funds (2Q 2011 vs 2Q 2010)

	Notes	Group 01/04/11 to 30/06/11 S\$'000	Group 01/04/10 to 30/06/10 S\$'000	Trust 01/04/11 to 30/06/11 S\$'000	Trust 01/04/10 to 30/06/10 S\$'000
Unitholders' funds at the beginning of the period		1,658,359	1,586,660	1,657,466	1,586,292
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	20,895	6,231	22,624	12,489
Increase in Unitholders' funds resulting from operations		20,895	6,231	22,624	12,489
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(7,085)	(6,562)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		502	8,194	-	-
Net (loss)/gain recognised directly in Unitholders' funds	(b)	(6,583)	1,632	-	-
Unitholders' transactions					
Creation of units:					
- Acquisition fee payable in units	(c)	-	4,443	-	4,443
Distribution to CPU Holders		(2,357)	-	(2,357)	-
Distribution to Unitholders		(20,790)	(18,384)	(20,790)	(18,384)
Decrease in Unitholders' funds resulting from Unitholders' transactions		(23,147)	(13,941)	(23,147)	(13,941)
Unitholders' funds at the end of the period		1,649,524	1,580,582	1,656,943	1,584,840

Footnotes:

- (a) Change in Unitholders' funds resulting from operations for the three months ended 30 June 2011, includes an unrealised loss on derivative instruments of S\$1.3 million (2010: S\$11.0 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 Malaysia Properties has been accrued and payable to the Manager in units at end of the comparative period.

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

1(d) (i) Statement of movements in Unitholders' Funds (YTD Jun 2011 vs YTD Jun 2010)

	Notes	Group 01/01/11 to 30/06/11 S\$'000	Group 01/01/10 to 30/06/10 S\$'000	Trust 01/01/11 to 30/06/11 S\$'000	Trust 01/01/10 to 30/06/10 S\$'000
Unitholders' funds at the beginning of the period		1,656,711	1,586,528	1,662,876	1,589,418
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	51,844	26,422	39,833	28,134
Increase in Unitholders' funds resulting from operations		51,844	26,422	39,833	28,134
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(7,549)	(5,880)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(5,716)	6,224	-	-
Net (loss)/gain recognised directly in Unitholders' funds	(b)	(13,265)	344	-	-
Unitholders' transactions					
Creation of units:					
- Acquisition fee payable in units	(c)	-	4,443	-	4,443
Distribution to CPU Holders		(4,769)	-	(4,769)	-
Distribution to Unitholders		(40,997)	(37,155)	(40,997)	(37,155)
Decrease in Unitholders' funds resulting from Unitholders' transactions		(45,766)	(32,712)	(45,766)	(32,712)
Unitholders' funds at the end of the period		1,649,524	1,580,582	1,656,943	1,584,840

Footnotes:

- (a) Change in Unitholders' funds resulting from operations for the six months ended 30 June 2011, includes an unrealised gain on derivative instruments of S\$6.5 million (2010: loss of S\$8.8 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 Malaysia Properties has been accrued and payable to the Manager in units at end of the comparative period.

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

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

	Notes	Group and Trust 01/04/11 to 30/06/11 Units	Group and Trust 01/04/10 to 30/06/10 Units	Group and Trust 01/01/11 to 30/06/11 Units	Group and Trust 01/01/10 to 30/06/10 Units
Issued units at the beginning of the period		1,943,023,078	1,935,113,424	1,943,023,078	1,932,418,044
Management fees issued in units (base fee)		-	-	-	2,695,380
Issued units at the end of the period		1,943,023,078	1,935,113,424	1,943,023,078	1,935,113,424
Management fees payable in units to be issued (base fee)	(a)	-	-	-	-
Management fees payable in units (performance fee)	(b)	-	-	-	-
Acquisition fee payable in units to be issued	(c)	-	7,909,654	-	7,909,654
Total issued and issuable units at the end of the period		1,943,023,078	1,943,023,078	1,943,023,078	1,943,023,078
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	238,181,358	238,181,358

Footnotes:

- The Manager has elected to receive 100% of its base management fees in cash. There are no base fees payable in units for the six months ended 30 June 2011.
- Performance fees are calculated for each six-month period ending 30 June and 31 December. There is no performance fee for the six-month period ended 30 June 2011, as the performance is below the benchmark index.
- Acquisition fee units were issued on 12 July 2010 in connection with the acquisition of Malaysia Properties.
- 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 2010, 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 2011.

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.

**Financial Statements Announcement
For The Second Quarter Ended 30 June 2011**

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

	Notes	Group 01/04/11 to 30/06/11 S\$'000	Group 01/04/10 to 30/06/10 S\$'000
Total return for the period after tax, before distribution		20,895	6,231
Income to be distributed to CPU Holders		(2,324)	(80)
Earnings attributable to Unitholders		18,571	6,151
EPU			
<u>Basic EPU</u>			
Weighted average number of units	(a)	1,943,023,078	1,935,374,182
Earnings per unit (cents)	(b)	0.96	0.32
<u>Diluted EPU</u>			
Weighted average number of units	(c)	2,181,204,436	1,943,226,315
Earnings per unit on a fully diluted basis (cents)	(d)	0.96	0.32
DPU			
Number of units issued and issuable at end of period		1,943,023,078	1,943,023,078
DPU for the period based on the total number of units entitled to distribution (cents)	(e)	1.04	0.91

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 30 June 2011 includes an unrealised loss on derivative instruments of S\$1.3 million (2010: S\$11.0 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 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 2Q 2011 DPU is based on number of units entitled to distributions comprising the number of units in issue as at 30 June 2011 of 1,943,023,078.

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

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

Notes	Group	Group	Trust	Trust
	30/06/11	31/12/10	30/06/11	31/12/10
Net asset value per unit (S\$) based on:				
- units issued at the end of the period (a)	0.94	0.94	0.94	0.95
- units issued at the end of the period, assuming full conversion of CPU (b)	0.84	0.84	0.84	0.84

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 June 2011.
- (b) For illustrative purpose, the NAV per unit as at 30 June 2011 assuming the full conversion of the CPU into 238,181,358 ordinary units as at the end of the period. For the 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 (2Q 2011 vs 2Q 2010) and (YTD Jun 2011 vs YTD Jun 2010)

	Group 01/04/11 to 30/06/11 S\$'000	Group 01/04/10 to 30/06/10 S\$'000	Increase / (Decrease) %	Group 01/01/11 to 30/06/11 S\$'000	Group 01/01/10 to 30/06/10 S\$'000	Increase / (Decrease) %
Gross revenue	44,236	37,191	18.9%	90,083	74,813	20.4%
Property expenses	(8,645)	(8,342)	3.6%	(17,437)	(16,826)	3.6%
Net property income	35,591	28,849	23.4%	72,646	57,987	25.3%
Non property expenses	(12,422)	(10,900)	14.0%	(25,043)	(21,332)	17.4%
Net income before tax	23,169	17,949	29.1%	47,603	36,655	29.9%
Change in fair value of unrealised derivative instruments	(1,270)	(11,046)	(88.5%)	6,545	(8,787)	NM
Total return for the period before tax and distribution	21,899	6,903	217.2%	54,148	27,868	94.3%
Income tax expense	(1,004)	(672)	49.4%	(2,304)	(1,446)	59.3%
Total return for the period after tax, before distribution	20,895	6,231	235.3%	51,844	26,422	96.2%
Non-tax deductible/(chargeable) items and other adjustments	1,951	11,788	(83.4%)	(5,046)	10,327	NM
Income available for distribution	22,846	18,019	26.8%	46,798	36,749	27.3%
Income to be distributed to:						
- CPU Holders	2,324	80	NM	4,681	80	NM
- Unitholders	20,207	17,682	14.3%	40,997	36,066	13.7%
Total income to be distributed	22,531	17,762	26.8%	45,678	36,146	26.4%

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

Gross revenue increased mainly due to the full quarter contribution from Malaysia Properties which were acquired in June 2010, higher revenue from Renhe Spring Zongbei Property and David Jones Building Property, offset by the decrease in revenue from the Singapore Properties and Japan Properties. Revenue from overseas properties accounted for approximately 38% (2010: 25%) of total gross revenue for the three months ended 30 June 2011.

Property expenses for the current quarter increased by S\$0.3 million or 3.6% mainly due to property tax expenses of the Malaysia Properties and higher operating expenses incurred by Singapore Properties, offset by lower expenses of the Renhe Spring Zongbei Property for the three months ended 30 June 2011.

Non property expenses for the current quarter were higher by S\$1.5 million or 14.0% mainly due to the interest incurred on the Malaysia MTN taken up in relation to the acquisition of Malaysia Properties in 2010 and higher management fees for the three months ended 30 June 2011.

The unrealised loss on the derivative instruments for the current quarter represents mainly change in fair value of interest rate derivatives which were entered into in relation to the Singapore borrowings for the three months ended 30 June 2011. The higher loss in the comparative period was mainly due to the unrealised loss on the cross currency swaps which was partially offset by an increase in value of Japan Properties as a result of the strengthening of Japanese Yen for the three months ended 30 June 2010.

Income tax expense includes withholding tax, corporate tax and deferred tax provided for in relation to the overseas properties. The increase in tax expense in the current quarter is mainly due to higher taxes provided for Renhe Spring Zongbei Property.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for the three months ended 30 June 2011 were S\$22.8 million and S\$22.5 million respectively, both being 26.8% higher than the comparative period.

9 Variance between forecast and the actual results

The Trust has not disclosed any forecast to the market.

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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

In Singapore, consumer sentiment is expected to remain healthy in view of strong Gross Domestic Product (“GDP”) growth and low unemployment rate. While the Ministry of Trade and Industry’s (“MTI”) advanced estimates for Singapore’s GDP grew by a slower pace of 0.5% y-o-y in 2Q 2011¹, MTI has retained its full year GDP forecast of 5.0% to 7.0%² growth for 2011 on the back of strong fundamentals. The soon to be completed tourist attractions coupled with the ongoing addition of recreational facilities at the two integrated resorts will continue to spur tourist arrival and be beneficial to the retail industry. Retail sales index for April increased by 8.1%³ y-o-y which will have a positive impact to the sustainability of malls’ occupancy and rental revenues. Office rent has also been rising as new office space has been absorbed by corporate expansions³.

According to CB Richard Ellis, monthly average retail rents for prime Orchard Road space remained at S\$30.10 per square foot per month (“psfpm”) in 2Q 2011, unchanged from the previous quarter. Average rents for prime office space and Grade A office space increased to S\$8.80 psfpm and S\$10.60 psfpm respectively in the quarter, reflecting a slight increase of 2.3% and 2.9% q-o-q respectively⁴.

Malaysia’s GDP is projected to grow by 5.5% to 6% in 2011⁵, attributed largely to strong domestic demand, higher commodity prices and sustained regional growth. Unemployment rate is estimated at about 3%⁶. Like Singapore, the growth has been broad base and domestic demand is anticipated to grow at between 6.3% and 6.7% in the second half of 2011⁷.

China’s economic growth is likely to decelerate to 9.5%⁸ in 2011 from the 10.3% last year following the government’s tightening policies to cool the economy. However, the country continues to exhibit strong fundamentals as recent trade surplus rose to USD22.3 billion in June as exports maintained their upward direction to hit a new high of USD162 billion. In 1Q 2011, Chengdu’s GDP grew 15.2% y-o-y⁹. Retail sales were up 19.2% y-o-y and whilst more new retail space supply is coming online the market is expected to remain stable¹⁰.

Australia’s GDP contracted 1.2% y-o-y in 1Q 2011 mainly due to the impact of the Queensland floods which severely disrupted coal exports¹¹. However, even with impact of the disasters, domestic final demand grew at 1.3%, the highest rate since 4Q 2009. Across states, Western Australia continues to lead the growth due to the commodity boom with state final demand rising 3.2% in the quarter. Despite subdued retail turnover in Perth over the recent months, consumer confidence remains positive. The recent addition of a number of international brands to Perth CBD retailer market, will lead to a greater diversity mix in Perth CBD¹².

Japan’s economy contracted 0.7% y-o-y in 1Q 2011 as the March Tohoku earthquake and ensuing nuclear crisis weighed on capital spending and private consumption¹³. However, economists in Japan expect a moderate recovery in the second half of the year as reconstruction kicks in and supply chains are restored¹⁴. In May 2011, retail sales fell 1.3% y-o-y, albeit at a slower pace than the declines in March and April¹⁵, as market sentiment improves. Despite signs of recovery as reflected in Bank of Japan’s quarterly survey of business sentiment¹⁶, dwindling tourism figures and flat wage growth will continue to impact on sales turnover. Hence, retail rents are likely to remain flat or soften slightly in the coming six months¹⁷.

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Outlook for the next 12 months

Global economic growth will continue to be led by Asia for the rest of this year. As the ongoing debt crisis in Europe and the United States continue to weigh down the economic growth of these advanced economies, IMF projects that Asia's GDP will expand by 8.4% in 2011¹⁸.

Against this backdrop, Starhill Global REIT is proceeding with the redevelopment of Wisma Atria Property. Works have started with completion targeted in 3Q 2012. The construction will be phased in two stages so as to minimize disruptions to tenants' operations and the impact on the revenue. To date, approximately 75% of the double-storey facade units fronting Orchard Road have secured committed leases from international and new-to-market retailers.

Starhill Global REIT's retail properties in Malaysia and Australia have master leases/long-term leases with built-in step-up rents. These will contribute to the stability and sustainability of the income while ensuring organic growth for Starhill Global REIT.

Starhill Global REIT remains focused on sourcing attractive property assets in Singapore and overseas while optimizing the performance of its portfolio in delivering stable growth and returns to Unitholders. The Manager will continue to actively manage the portfolio and create value from asset redevelopment plans in Wisma Atria Property and Starhill Gallery. It will also focus on attracting new tenants, managing the rent reviews and strengthening the tenant positioning of its assets.

Sources

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7. The Star, Malaysia's GDP likely to grow 6.1% this year, says Bank, 4 July 2011
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9. Chengdu Bureau of Statistics
10. CBRE, Marketview People's Republic of China, First Quarter 2011
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16. The Nikkei, Improvement in business sentiment varies by region, Industry, 2 July 2011
17. CBRE, ViewPoint on real estate impacts of great east Japan earthquake, 31 May 2011
18. IMF, World economic outlook update, mild slowdown of the global expansion and increasing risks, 17 June 2011

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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 April 2011 to 30 June 2011 ("CPU Distribution")
(2) Distribution to Unitholders for the period from 1 April 2011 to 30 June 2011 ("Unitholders' Distribution")

Distribution rate:

	CPU Distribution	Unitholders' Distribution
	For the period from 1 April 2011 to 30 June 2011	For the period from 1 April 2011 to 30 June 2011
	Cents	Cents
Taxable income component	1.0589	0.8200
Tax-exempt income component	0.2841	0.2200
Total	1.3430	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.

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For The Second Quarter Ended 30 June 2011**

(b) Corresponding period of the immediately preceding financial period

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution: (1) Distribution to CPU Holders for the period from 28 June 2010 to 30 June 2010 ("CPU Distribution")
(2) Distribution to Unitholders for the period from 1 April 2010 to 30 June 2010 ("Unitholders Distribution")

Distribution rate:

	CPU Distribution	Unitholders' Distribution
	For the period from 28 June 2010 to 30 June 2010	For the period from 1 April 2010 to 30 June 2010
	Cents	Cents
Taxable income component	0.0429	0.8400
Capital component	0.0036	0.0700
Total	0.0465	0.9100

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).

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.

Footnote:
NA – Not applicable

(c) Date payable: 29 August 2011

(d) Books Closure Date: 2 August 2011

Financial Statements Announcement For The Second Quarter Ended 30 June 2011

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

Not applicable

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 June 2011 (comprising the balance sheets as at 30 June 2011, 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**

Lam Chee Kin
Joint Company Secretary
25 July 2011