STARHILL GLOBAL REIT

Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the Quarter and Financial Year Ended 31 December 2011

These financial statements for the quarter from 1 October 2011 to 31 December 2011, and the financial year ended 31 December 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 31 December 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").

SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE QUARTER AND YEAR ENDED 31 DECEMBER 2011

	Group 01/10/11 to 31/12/11	Group 01/10/10 to 31/12/10	Increase / (Decrease)	Group 01/01/11 to 31/12/11	Group 01/01/10 to 31/12/10	Increase / (Decrease)
	S$'000	S$'000	%	S$'000	S$'000	%
Gross revenue	45,962	45,640	0.7%	180,088	165,667	8.7%
Net property income	36,491	36,716	(0.6%)	143,585	130,458	10.1%
Income available for distribution	22,185	23,289	(4.7%)	90,777	82,465	10.1%
Income to be distributed to:						
- Convertible preferred units ("CPU") Holders	2,365	2,412	(1.9%)	9,389	4,971	88.9%
- Unitholders	19,625	20,207	(2.9%)	80,052	75,703	5.7%
Total income to be distributed	21,990	22,619	(2.8%)	89,441	80,674	10.9%

	Group 01/10/11 to 31/12/11	Group 01/10/10 to 31/12/10	Increase / (Decrease)
	Cents per unit/CPU		%
Distribution per unit ("DPU")/per CPU			
CPU Holders			
For the quarter from 1 October to 31 December [1]	1.37	1.39	(1.9%)
For the year ended 31 December [1]	5.43	2.87	88.9%
Annualised (based on the three months ended 31 December)	5.42	5.53	(2.0%)
Unitholders			
For the quarter from 1 October to 31 December	1.01	1.04	(2.9%)
For the year ended 31 December	4.12	3.90	5.6%
Annualised (based on the three months ended 31 December)	4.01	4.13	(2.9%)

Footnote:

(1) The actual distribution to CPU Holder for the quarter 1 October 2011 to 31 December 2011 is 1.3667 cents (1 October 2010 to 31 December 2010: 1.3937 cents) and for the year ended 31 December 2011 is 5.4253 cents (period ended 31 December 2010: 2.8728 cents)

DISTRIBUTION DETAILS

Distribution period	1 October to 31 December 2011
Distribution amount to:	
CPU Holders	1.3667 cents per CPU
Unitholders	1.01 cents per unit
Books closure date	7 February 2012
Payment date	29 February 2012

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 2011 vs 4Q 2010)

	Notes	Group 01/10/11 to 31/12/11 S$'000	Group 01/10/10 to 31/12/10 S$'000	Increase / (Decrease) %	Trust 01/10/11 to 31/12/11 S$'000	Trust 01/10/10 to 31/12/10 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**45,962**	**45,640**	**0.7%**	**27,076**	**27,400**	**(1.2%)**
Maintenance and sinking fund contributions		(1,488)	(1,480)	0.5%	(1,414)	(1,415)	(0.1%)
Property management fees	(b)	(1,098)	(1,134)	(3.2%)	(783)	(810)	(3.3%)
Property tax	(c)	(3,386)	(3,054)	10.9%	(2,519)	(2,198)	14.6%
Other property expenses	(d)	(3,499)	(3,256)	7.5%	(1,272)	(1,694)	(24.9%)
Property expenses		**(9,471)**	**(8,924)**	**6.1%**	**(5,988)**	**(6,117)**	**(2.1%)**
Net property income		**36,491**	**36,716**	**(0.6%)**	**21,088**	**21,283**	**(0.9%)**
Finance income	(e)	182	183	(0.5%)	44	58	(24.1%)
Dividend income from subsidiaries		-	-	-	6,069	773	685.1%
Fair value adjustment on security deposits	(f)	(72)	(112)	(35.7%)	(32)	(83)	(61.4%)
Management fees	(g)	(3,542)	(3,452)	2.6%	(3,238)	(3,146)	2.9%
Trust expenses	(h)	(788)	(1,199)	(34.3%)	(606)	(745)	(18.7%)
Finance expenses	(i)	(8,830)	(8,563)	3.1%	(3,833)	(3,588)	6.8%
Non property expenses		**(13,050)**	**(13,143)**	**(0.7%)**	**(1,596)**	**(6,731)**	(76.3%)
Net income before tax		**23,441**	**23,573**	**(0.6%)**	**19,492**	**14,552**	**33.9%**
Change in fair value of derivative instruments	(j)	3,144	2,186	43.8%	3,048	2,032	50.0%
Unrealised foreign exchange loss		-	-	-	(1,936)	(420)	361.0%
Change in fair value of investment properties	(k)	28,273	76,432	(63.0%)	38,808	97,765	(60.3%)
Impairment loss on investment in subsidiaries	(l)	-	-	-	(29,500)	(14,500)	103.4%
Total return for the period before tax and distribution		**54,858**	**102,191**	**(46.3%)**	**29,912**	**99,429**	**(69.9%)**
Income tax expense	(m)	(1,958)	(1,155)	69.5%	-	-	-
Total return for the period after tax, before distribution		**52,900**	**101,036**	**(47.6%)**	**29,912**	**99,429**	**(69.9%)**
Non-tax chargeable items and other adjustments	(n)	(30,715)	(77,747)	(60.5%)	(7,727)	(76,140)	(89.9%)
Income available for distribution		**22,185**	**23,289**	**(4.7%)**	**22,185**	**23,289**	**(4.7%)**

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 higher revenue from Renhe Spring Zongbei Property and David Jones Building Property, partially offset by decrease in revenue from Singapore Properties. Revenue from overseas properties accounted for approximately 41% (2010: 40%) of total gross revenue for the three months ended 31 December 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 higher property tax expenses of the Singapore Properties for the three months ended 31 December 2011.

(d) Other property expenses for the current period are higher mainly due to higher operating expenses incurred by Renhe Spring Zongbei Property and Japan Properties, partially offset by lower operating expenses of the Singapore Properties for the three months ended 31 December 2011.

(e) Represents interest income from bank deposits and current accounts for the three months ended 31 December 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 31 December 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 31 December 2011 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 and expenses incurred by the Trust and Japan Properties for the three months ended 31 December 2011.

(i) Finance expenses for the Group are higher for the current period mainly due to higher finance costs incurred by the Trust for the three months ended 31 December 2011.

(j) Represents mainly the change in the fair value of cross currency swaps for the Japan Properties and interest rate swaps for the Singapore borrowings. The gain on the cross currency swaps was partially offset by a foreign currency loss on the retranslation of the Japan Properties as a result of the weakening of Japanese Yen for the three months ended 31 December 2011.

(k) As at 31 December 2011, the Singapore Properties were revalued at S$1,860.0 million by CBRE Pte. Ltd., the Malaysia Properties were revalued at RM1,081.0 million (S$441.9 million) by YY Property Solutions (Valuation) Sdn Bhd, the Renhe Spring Zongbei Property were revalued at RMB434.0 million (S$89.5 million) by CBRE HK Limited, the David Jones Building Property was revalued at A$116.0 million (S$153.0 million) by CBRE (C) Pty Ltd, the Japan Properties were revalued at JPY9,867.0 million (S$165.3 million) by Land Coordinating Research Inc. respectively, resulting in a net revaluation gain totaling S$28.3 million for the Group for the three months ended 31 December 2011.

(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, 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.

(n) See details in the distribution statement below.

Distribution Statement (4Q 2011 vs 4Q 2010)

	Notes	Group 01/10/11 to 31/12/11 S$'000	Group 01/10/10 to 31/12/10 S$'000	Increase / (Decrease) %	Trust 01/10/11 to 31/12/11 S$'000	Trust 01/10/10 to 31/12/10 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**52,900**	**101,036**	**(47.6%)**	**29,912**	**99,429**	**(69.9%)**
Non-tax deductible/(chargeable) items:		(30,715)	(77,747)	(60.5%)	(7,727)	(76,140)	(89.9%)
Finance costs	(o)	497	510	(2.5%)	1,248	746	67.3%
Sinking fund contribution		293	294	(0.3%)	293	294	(0.3%)
Depreciation		34	51	(33.3%)	34	51	(33.3%)
Change in fair value of derivative instruments		(3,144)	(2,186)	43.8%	(3,048)	(2,032)	50.0%
Change in fair value of investment properties		(28,273)	(76,432)	(63.0%)	(38,808)	(97,765)	(60.3%)
Deferred income tax		752	(25)	NM	-	-	-
Impairment loss on investment in subsidiaries		-	-	-	29,500	14,500	103.4%
Unrealised foreign exchange loss		-	-	-	1,936	420	361.0%
Fair value adjustment on security deposits		72	112	(35.7%)	32	83	(61.4%)
Other items	(p)	(946)	(71)	NM	8	571	(98.6%)
Net overseas income not distributed to the Trust, net of amount received		-	-	-	1,078	6,992	(84.6%)
Income available for distribution		**22,185**	**23,289**	**(4.7%)**	**22,185**	**23,289**	**(4.7%)**
Income to be distributed to:							
- CPU Holders	(q)	**2,365**	**2,412**	**(1.9%)**	**2,365**	**2,412**	**(1.9%)**
- Unitholders		**19,625**	**20,207**	**(2.9%)**	**19,625**	**20,207**	**(2.9%)**
Total income to be distributed		**21,990**	**22,619**	**(2.8%)**	**21,990**	**22,619**	**(2.8%)**

Footnotes:

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

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

(q) Subject to the sole discretion of the Manager, the CPU Holders are entitled to a discretionary, non-cumulative variable S$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum assuming the CPU distribution is paid in full and based on the RM amount of the CPU determined on the date of issuance of the CPU.

NM – Not Meaningful

Statement of Total Return and Distribution (FY 2011 vs FY 2010)

	Notes	Group 01/01/11 to 31/12/11 S$'000	Group 01/01/10 to 31/12/10 S$'000	Increase / (Decrease) %	Trust 01/01/11 to 31/12/11 S$'000	Trust 01/01/10 to 31/12/10 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**180,088**	**165,667**	**8.7%**	**109,277**	**111,221**	**(1.7%)**
Maintenance and sinking fund contributions		(5,937)	(5,915)	0.4%	(5,659)	(5,660)	(0.0%)
Property management fees	(b)	(4,366)	(4,499)	(3.0%)	(3,247)	(3,312)	(2.0%)
Property tax	(c)	(13,634)	(12,638)	7.9%	(10,271)	(9,951)	3.2%
Other property expenses	(d)	(12,566)	(12,157)	3.4%	(5,109)	(5,165)	(1.1%)
Property expenses		**(36,503)**	**(35,209)**	**3.7%**	**(24,286)**	**(24,088)**	**0.8%**
Net property income		**143,585**	**130,458**	**10.1%**	**84,991**	**87,133**	**(2.5%)**
Finance income	(e)	695	827	(16.0%)	204	471	(56.7%)
Realised foreign exchange gain	(f)	-	483	(100.0%)	-	483	(100.0%)
Dividend income from subsidiaries		-	-	-	15,775	7,274	116.9%
Fair value adjustment on security deposits	(g)	(101)	1,283	NM	56	(67)	NM
Management fees	(h)	(13,946)	(12,973)	7.5%	(12,736)	(12,260)	3.9%
Trust expenses	(i)	(3,419)	(3,459)	(1.2%)	(2,254)	(1,845)	22.2%
Finance expenses	(j)	(34,257)	(32,258)	6.2%	(14,541)	(17,007)	(14.5%)
Non property expenses		**(51,028)**	**(46,097)**	**10.7%**	**(13,496)**	**(22,951)**	**(41.2%)**
Net income before tax		**92,557**	**84,361**	**9.7%**	**71,495**	**64,182**	**11.4%**
Change in fair value of derivative instruments	(k)	(11,236)	(7,440)	51.0%	(11,447)	(7,128)	60.6%
Unrealised foreign exchange gain		-	-	-	10,241	5,522	85.5%
Change in fair value of investment properties	(l)	28,273	76,432	(63.0%)	38,808	97,765	(60.3%)
Impairment loss on investment in subsidiaries	(m)	-	-	-	(29,500)	(14,500)	103.4%
Total return for the period before tax and distribution		**109,594**	**153,353**	**(28.5%)**	**79,597**	**145,841**	**(45.4%)**
Income tax expense	(n)	(5,187)	(3,326)	56.0%	-	-	-
Total return for the period after tax, before distribution		**104,407**	**150,027**	**(30.4%)**	**79,597**	**145,841**	**(45.4%)**
Non-tax (chargeable)/deductible items and other adjustments	(o)	(13,630)	(67,562)	(79.8%)	11,180	(63,376)	NM
Income available for distribution		**90,777**	**82,465**	**10.1%**	**90,777**	**82,465**	**10.1%**

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 full year 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, partially offset by the decrease in revenue from Singapore Properties and Japan Properties. Revenue from overseas properties accounted for approximately 39% (2010: 33%) of total gross revenue for the year ended 31 December 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 year mainly due to property tax expenses of Malaysia Properties, David Jones Building Property and Singapore Properties for the year ended 31 December 2011.

(d) Other property expenses for the current year are higher mainly due to higher operating expenses incurred by overseas properties, partially offset by lower operating expenses of the Singapore Properties for the year ended 31 December 2011.

(e) Represents interest income from bank deposits and current accounts for the year ended 31 December 2011.

(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 the change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard ("FRS") 39. The amount in the comparative period was mainly attributed to the fair value adjustment on the security deposits received from the master tenant of the Malaysia Properties.

(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 2011 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 and expenses incurred by overseas properties, partially offset by higher trust expenses of the Trust for the year ended 31 December 2011.

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

(k) Represents mainly the change in the fair value of cross currency swaps which were entered into in relation to the loans taken up for the acquisition of Japan Properties. The loss on the cross currency swaps was partially offset by a foreign currency gain on the retranslation of the Japan Properties as a result of the strengthening of Japanese Yen for the year ended 31 December 2011.

(l) As at 31 December 2011, the Singapore Properties were revalued at S$1,860.0 million by CBRE Pte. Ltd., the Malaysia Properties were revalued at RM1,081.0 million (S$441.9 million) by YY Property Solutions (Valuation) Sdn Bhd, the Renhe Spring Zongbei Property were revalued at RMB434.0 million (S$89.5 million) by CBRE HK Limited, the David Jones Building Property was revalued at A$116.0 million (S$153.0 million) by CBRE (C) Pty Ltd, the Japan Properties were revalued at JPY9,867.0 million (S$165.3 million) by Land Coordinating Research Inc. respectively, resulting in a net revaluation gain totaling S$28.3 million for the Group for the year ended 31 December 2011.

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

(n) 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 year is mainly due to higher taxes provided for Renhe Spring Zongbei Property.

(o) See details in the distribution statement below.

Distribution Statement (FY 2011 vs FY 2010)

	Notes	Group 01/01/11 to 31/12/11 S$'000	Group 01/01/10 to 31/12/10 S$'000	Increase / (Decrease) %	Trust 01/01/11 to 31/12/11 S$'000	Trust 01/01/10 to 31/12/10 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**104,407**	**150,027**	**(30.4%)**	**79,597**	**145,841**	**(45.4%)**
Non-tax deductible/(chargeable) items:		(13,630)	(67,562)	(79.8%)	11,180	(63,376)	NM
Finance costs	(p)	1,977	1,367	44.6%	3,485	2,938	18.6%
Sinking fund contribution		1,175	1,175	-	1,175	1,175	-
Depreciation		187	204	(8.3%)	187	204	(8.3%)
Change in fair value of derivative instruments		11,236	7,440	51.0%	11,447	7,128	60.6%
Change in fair value of investment properties		(28,273)	(76,432)	(63.0%)	(38,808)	(97,765)	(60.3%)
Deferred income tax		895	261	242.9%	-	-	-
Impairment loss on investment in subsidiaries		-	-	-	29,500	14,500	103.4%
Unrealised foreign exchange gain		-	-	-	(10,241)	(5,522)	85.5%
Fair value adjustment on security deposits		101	(1,283)	NM	(56)	67	NM
Other items	(q)	(928)	(294)	215.6%	3,185	2,029	57.0%
Net overseas income not distributed to the Trust, net of amount received		-	-	-	11,306	11,870	(4.8%)
Income available for distribution		**90,777**	**82,465**	**10.1%**	**90,777**	**82,465**	**10.1%**
Income to be distributed to:							
- CPU Holders	(r)	**9,389**	**4,971**	**88.9%**	**9,389**	**4,971**	**88.9%**
- Unitholders	(s)	**80,052**	**75,703**	**5.7%**	**80,052**	**75,703**	**5.7%**
Total income to be distributed		**89,441**	**80,674**	**10.9%**	**89,441**	**80,674**	**10.9%**

Footnotes:

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

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

(r) Subject to the sole discretion of the Manager, the CPU Holders are entitled to a discretionary, non-cumulative variable S$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum assuming the CPU distribution is paid in full and based on the RM amount of the CPU determined on the date of issuance of the CPU.

(s) Approximately S$1.0 million of income available for distribution for the year ended 31 December 2011 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 December 2011

	Notes	Group 31/12/11 S$'000	Group 31/12/10 S$'000	Trust 31/12/11 S$'000	Trust 31/12/10 S$'000
Non-current assets					
Investment properties	(a)	2,709,726	2,654,465	1,860,000	1,812,600
Plant and equipment	(b)	1,905	563	-	186
Interests in subsidiaries		-	-	565,875	595,130
Intangible asset	(c)	10,782	10,662	-	-
Derivative financial instruments		154	1,176	24	666
Trade and other receivables	(d)	5,728	2,005	4,132	1,459
		2,728,295	**2,668,871**	**2,430,031**	**2,410,041**
Current assets					
Derivative financial instruments		291	-	291	-
Trade and other receivables	(d)	2,520	4,703	5,931	4,418
Cash and cash equivalents	(e)	107,973	113,040	55,279	67,886
		110,784	**117,743**	**61,501**	**72,304**
Total assets		**2,839,079**	**2,786,614**	**2,491,532**	**2,482,345**
Non-current liabilities					
Trade and other payables	(f)	25,053	20,997	18,689	15,472
Derivative financial instruments	(g)	3,642	25,033	3,642	25,033
Deferred tax liabilities	(h)	19,671	17,739	-	-
Borrowings	(i)	838,272	832,471	593,865	563,201
		886,638	**896,240**	**616,196**	**603,706**
Current liabilities					
Trade and other payables	(f)	42,937	33,530	21,107	17,882
Derivative financial instruments	(g)	28,381	24,436	28,381	24,436
Income tax payable		2,297	1,138	-	-
Borrowings	(i)	27,859	1,114	-	-
		101,474	**60,218**	**49,488**	**42,318**
Total liabilities		**988,112**	**956,458**	**665,684**	**646,024**
Net assets		**1,850,967**	**1,830,156**	**1,825,848**	**1,836,321**
Represented by:					
Unitholders' funds		1,677,522	1,656,711	1,652,403	1,662,876
Convertible preferred units (CPU)	(j)	173,445	173,445	173,445	173,445
		1,850,967	**1,830,156**	**1,825,848**	**1,836,321**

Footnotes:

(a) Investment properties increased largely due to upward revaluation gains of S$28.3 million during the year, asset redevelopment costs capitalised in relation to Starhill Gallery in Malaysia and Wisma Atria Property in Singapore, and the movement in foreign currencies in relation to its overseas properties as at 31 December 2011. The Singapore Properties, Malaysia Properties, Renhe Spring Zongbei Property, David Jones Building Property and Japan Properties were independently revalued at an aggregate amount of S$2,709.7 million as at 31 December 2011, by CBRE Pte. Ltd., YY Property Solutions (Valuation) Sdn Bhd, CBRE HK Limited, CBRE (C) Pty Ltd and Land Coordinating Research Inc. respectively.

(b) The increase relates mainly to the addition to plant and equipment of Renhe Spring Zongbei Property during the year.

(c) 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.

(d) The net increase in trade and other receivables relates mainly to increase in other receivables of the Singapore Properties and Malaysia Properties as at 31 December 2011.

(e) The decrease in cash and cash equivalents is mainly due to the payment of distributions, borrowing costs and asset redevelopment costs during the year, partially offset by cash generated from operations.

(f) The net increase in trade and other payables is mainly due to trade payables in relation to the Singapore Properties and Renhe Spring Zongbei Property as at 31 December 2011, and higher security deposits received in respect of the Singapore Properties and Japan Properties during the year.

(g) 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 net decrease in derivative liabilities is mainly due to the maturity of a cross currency swap, partially offset by losses in the fair value of the interest rate swaps and the remaining cross currency swap during the year.

(h) 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. The increase is mainly due to the upward revaluation gain on Renhe Spring Zongbei Property as at 31 December 2011.

(i) Borrowings include S$364 million term loans, a JPY6.6 billion (S$111.1 million) term loan, a S$124 million Singapore MTN, JPY3.2 billion (S$53.6 million) Japan bonds, a RMB15.2 million (S$3.2 million) loan payable to a third party in China, a A$63 million (S$83.1 million) term loan and RM330 million (S$134.9 million) Malaysia MTN. Please refer to Section 1(b)(ii) for details of the borrowings.

(j) 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.

1(b) (ii) Aggregate amount of borrowings

	Notes	Group 31/12/11 S$'000	Group 31/12/10 S$'000	Trust 31/12/11 S$'000	Trust 31/12/10 S$'000
Secured borrowings	(a)				
Amount repayable within one year		-	-	-	-
Amount repayable after one year		693,132	666,009	475,125	446,000
		693,132	**666,009**	**475,125**	**446,000**
Unsecured borrowings	(b)				
Amount repayable within one year		27,979	1,114	-	-
Amount repayable after one year		152,764	175,627	124,000	124,000
Total borrowings		**873,875**	**842,750**	**599,125**	**570,000**
Less: Unamortised loan acquisition expenses		(7,744)	(9,165)	(5,260)	(6,799)
Total borrowings		**866,131**	**833,585**	**593,865**	**563,201**

Footnotes:

(a) Secured

The Group has in place JPY13.0 billion (S$217.8 million) secured loan facilities ("JPY Loan Facilities") (maturing in September 2013) from a bank, of which approximately JPY6.6 billion (S$111.1 million) was drawn as at 31 December 2011 to finance the JPY payments under a cross currency swap which matured during the year. The remaining JPY6.4 billion (S$106.4 million) is expected to be drawn to finance the JPY payments under the remaining cross currency swap maturing within the next 12 months.

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 facility ("Secured RCF") of S$50 million (maturing in September 2013) (collectively the "SGD Loan Facilities"). During the year, S$82 million of the term loans was repaid using the S$ receipts from the cross currency swap which matured during the year, with the balance of S$364 million outstanding as at 31 December 2011. There is no amount outstanding on the Secured RCF as at 31 December 2011.

The SGD Loan Facilities and JPY Loan Facilities are both 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$134.9 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 from the issuance date, 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$83.1 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$51.9 million) maturing in May 2012 ("Series 1 Bonds"). In December 2011, JPY1.5 billion (S$25.1 million) of Series 1 Bonds was redeemed using the proceeds from the issuance of an approximately five-year bond facility of JPY1.6 billion (S$26.8 million) maturing in November 2016 ("Series 2 Bonds"). The remaining JPY1.6 billion (S$26.8 million) of the Series 1 Bonds is expected to be redeemed on maturity using internal sources of funds. The bondholders of both Series 1 Bonds and Series 2 Bonds have a statutory preferred right, under the Japan Asset Liquidation Law, to receive payment of all obligations under the bonds prior to other creditors out of the assets of Starhill Global REIT One TMK.

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 four annual instalments of approximately RMB5.7 million each have been repaid as at 31 December 2011. The carrying amount of RMB15.2 million (S$3.2 million) represents the discounted value of the RMB17.1 million (S$3.5 million) loan. The final instalment is due in August 2014.

Subsequent to the balance sheet date, the Group has entered into an unsecured multicurrency revolving credit facility agreement with Standard Chartered Bank of up to S$65 million maturing in December 2013.

1(c) Consolidated cash flow statement (4Q 2011 vs 4Q 2010) and (FY 2011 vs FY 2010)

	Group 01/10/11 to 31/12/11 S$'000	Group 01/10/10 to 31/12/10 S$'000	Group 01/01/11 to 31/12/11 S$'000	Group 01/01/10 to 31/12/10 S$'000
Operating activities				
Total return for the period before tax and distribution	54,858	102,191	109,594	153,353
Adjustments for				
Finance income	(182)	(183)	(695)	(827)
Fair value adjustment on security deposits	72	112	101	(1,283)
Depreciation	74	95	339	326
Finance expenses	8,830	8,563	34,257	32,258
Change in fair value of derivative instruments	(3,144)	(2,186)	11,236	7,440
Change in fair value of investment properties	(28,273)	(76,432)	(28,273)	(76,432)
Operating income before working capital changes	32,235	32,160	126,559	114,835
Changes in working capital:				
Trade and other receivables	1,127	8,346	(9,566)	(621)
Trade and other payables	9,319	(4,250)	17,323	6,696
Income tax paid	(89)	(359)	(2,509)	(1,808)
Cash generated from operating activities	**42,592**	**35,897**	**131,807**	**119,102**
Investing activities				
Net cash outflows on purchase of investment properties [(1)]	-	-	-	(410,065)
Capital expenditure on investment properties [(2)]	(5,311)	(605)	(16,156)	(605)
Purchase of plant and equipment	(1,530)	(33)	(1,629)	(269)
Interest received on deposits	182	183	695	917
Cash flows from investing activities	**(6,659)**	**(455)**	**(17,090)**	**(410,022)**
Financing activities				
Borrowing costs paid	(7,776)	(5,336)	(31,650)	(37,469)
Proceeds from borrowings [(3)]	167,593	-	167,593	793,495
Repayment of borrowings [(3)]	(167,081)	(1,000)	(167,081)	(572,124)
Distributions paid to CPU Holders	(2,343)	(2,479)	(9,436)	(2,559)
Distributions paid to Unitholders	(19,430)	(19,430)	(80,634)	(74,267)
Cash flows from financing activities	**(29,037)**	**(28,245)**	**(121,208)**	**107,076**
Net increase/(decrease) in cash and cash equivalents	**6,896**	**7,197**	**(6,491)**	**(183,844)**
Cash and cash equivalents at the beginning of the period/year	100,432	106,036	113,040	297,937
Effects of exchange rate differences on cash	645	(193)	1,424	(1,053)
Cash and cash equivalents at the end of the period/year	**107,973**	**113,040**	**107,973**	**113,040**

Footnotes:

(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).

(2) Including asset redevelopment costs paid in relation to Starhill Gallery in Malaysia and Wisma Atria Property in Singapore.

(3) Increase during the current period is mainly due to the drawdown of JPY6.6 billion (S$111.1 million) to finance the JPY payments under the matured cross currency swap, with the corresponding S$82 million receipts from the same swap used to repay the S$ term loans; and the issuance of JPY1.6 billion (S$26.8 million) Series 2 Bonds to redeem JPY1.5 billion (S$25.1 million) of the Series 1 Bonds.

1(d) (i) Statement of movements in Unitholders' Funds (4Q 2011 vs 4Q 2010)

	Notes	Group 01/10/11 to 31/12/11 S$'000	Group 01/10/10 to 31/12/10 S$'000	Trust 01/10/11 to 31/12/11 S$'000	Trust 01/10/10 to 31/12/10 S$'000
Unitholders' funds at the beginning of the period		1,641,975	1,583,329	1,644,264	1,585,356
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	52,900	101,036	29,912	99,429
Increase in Unitholders' funds resulting from operations		**52,900**	**101,036**	**29,912**	**99,429**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		6,356	(5,325)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(1,936)	(420)	-	-
Net gain/(loss) recognised directly in Unitholders' funds	(b)	**4,420**	**(5,745)**	**-**	**-**
Unitholders' transactions					
Distribution to CPU Holders		(2,343)	(2,479)	(2,343)	(2,479)
Distribution to Unitholders		(19,430)	(19,430)	(19,430)	(19,430)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(21,773)**	**(21,909)**	**(21,773)**	**(21,909)**
Unitholders' funds at the end of the period		**1,677,522**	**1,656,711**	**1,652,403**	**1,662,876**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the three months ended 31 December 2011, includes a gain in the fair value of investment properties of S$28.3 million (2010: S$76.4 million) and a gain in the fair value of derivative instruments of S$3.1 million (2010: S$2.2 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 (FY 2011 vs FY 2010)

	Notes	Group 01/01/11 to 31/12/11 S$'000	Group 01/01/10 to 31/12/10 S$'000	Trust 01/01/11 to 31/12/11 S$'000	Trust 01/01/10 to 31/12/10 S$'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)	104,407	150,027	79,597	145,841
Increase in Unitholders' funds resulting from operations		**104,407**	**150,027**	**79,597**	**145,841**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(3,767)	(12,983)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		10,241	5,522	-	-
Net gain/(loss) recognised directly in Unitholders' funds	(b)	**6,474**	**(7,461)**	**-**	**-**
Unitholders' transactions					
Creation of units:					
- Acquisition fee paid in units	(c)	-	4,443	-	4,443
Distribution to CPU Holders		(9,436)	(2,559)	(9,436)	(2,559)
Distribution to Unitholders		(80,634)	(74,267)	(80,634)	(74,267)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(90,070)**	**(72,383)**	**(90,070)**	**(72,383)**
Unitholders' funds at the end of the period		**1,677,522**	**1,656,711**	**1,652,403**	**1,662,876**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the year ended 31 December 2011, includes a gain in the fair value of investment properties of S$28.3 million (2010: S$76.4 million) and a loss in the fair value of derivative instruments of S$11.2 million (2010: 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 Malaysia Properties has been paid in the form of units issued to the Manager in the comparative period.

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

	Notes	Group and Trust 01/10/11 to 31/12/11 Units	Group and Trust 01/10/10 to 31/12/10 Units	Group and Trust 01/01/11 to 31/12/11 Units	Group and Trust 01/01/10 to 31/12/10 Units
Issued units at the beginning of the period		1,943,023,078	1,943,023,078	1,943,023,078	1,932,418,044
Management fees issued in units (base fee)		-	-	-	2,695,380
Acquisition fee issued in units	(a)	-	-	-	7,909,654
Issued units at the end of the period		1,943,023,078	1,943,023,078	1,943,023,078	1,943,023,078
Management fees payable in units to be issued (base fee)	(b)	-	-	-	-
Management fees payable in units (performance fee)	(c)	-	-	-	-
Total issued 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:

(a) Acquisition fee units were issued on 12 July 2010 in connection with the acquisition of Malaysia 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 2011.

(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 2011 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 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.

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

	Notes	Group 01/10/11 to 31/12/11 S$'000	Group 01/10/10 to 31/12/10 S$'000	Group 01/01/11 to 31/12/11 S$'000	Group 01/01/10 to 31/12/10 S$'000
Total return for the period after tax, before distribution		52,900	101,036	104,407	150,027
Income to be distributed to CPU Holders		(2,365)	(2,412)	(9,389)	(4,971)
Earnings attributable to Unitholders		50,535	98,624	95,018	145,056
EPU					
Basic EPU					
Weighted average number of units	(a)	1,943,023,078	1,943,023,078	1,943,023,078	1,938,966,383
Earnings per unit (cents)	(b)	2.60	5.08	4.89	7.48
Diluted EPU					
Weighted average number of units	(c)	2,181,204,436	2,181,204,436	2,181,204,436	2,060,993,545
Earnings per unit on a fully diluted basis (cents)		2.43	4.63	4.79	7.28
DPU					
Number of units issued at end of period		1,943,023,078	1,943,023,078	1,943,023,078	1,943,023,078
DPU for the period based on the total number of units entitled to distribution (cents)	(d)	1.01	1.04	4.12	3.90

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 2011 includes a gain in the fair value of investment properties of S$28.3 million (2010: S$76.4 million) and a gain in the fair value of derivative instruments of S$3.1 million (2010: S$2.2 million). The earnings per unit for the year ended 31 December 2011 includes a gain in the fair value of investment properties of S$28.3 million (2010: S$76.4 million) and a loss in the fair value of derivative instruments of S$11.2 million (2010: 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 2011 DPU is based on number of units entitled to distributions comprising the number of units in issue as at 31 December 2011 of 1,943,023,078.

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

	Notes	Group 31/12/11	Group 31/12/10	Trust 31/12/11	Trust 31/12/10
Net asset value per unit (S$) based on:					
- units issued at the end of the period	(a)	0.95	0.94	0.94	0.95
- units issued at the end of the period, assuming full conversion of CPU	(b)	0.85	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 31 December 2011.

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

	Group 01/10/11 to 31/12/11 S$'000	Group 01/10/10 to 31/12/10 S$'000	Increase / (Decrease) %	Group 01/01/11 to 31/12/11 S$'000	Group 01/01/10 to 31/12/10 S$'000	Increase / (Decrease) %
Gross revenue	**45,962**	**45,640**	**0.7%**	**180,088**	**165,667**	**8.7%**
Property expenses	(9,471)	(8,924)	6.1%	(36,503)	(35,209)	3.7%
Net property income	**36,491**	**36,716**	**(0.6%)**	**143,585**	**130,458**	**10.1%**
Non property expenses	(13,050)	(13,143)	(0.7%)	(51,028)	(46,097)	10.7%
Net income before tax	**23,441**	**23,573**	**(0.6%)**	**92,557**	**84,361**	**9.7%**
Change in fair value of derivative instruments	3,144	2,186	43.8%	(11,236)	(7,440)	51.0%
Change in fair value of investment properties	28,273	76,432	(63.0%)	28,273	76,432	(63.0%)
Total return for the period before tax and distribution	**54,858**	**102,191**	**(46.3%)**	**109,594**	**153,353**	**(28.5%)**
Income tax expense	(1,958)	(1,155)	69.5%	(5,187)	(3,326)	56.0%
Total return for the period after tax, before distribution	**52,900**	**101,036**	**(47.6%)**	**104,407**	**150,027**	**(30.4%)**
Non-tax chargeable items and other adjustments	(30,715)	(77,747)	(60.5%)	(13,630)	(67,562)	(79.8%)
Income available for distribution	**22,185**	**23,289**	**(4.7%)**	**90,777**	**82,465**	**10.1%**
Income to be distributed to:						
- CPU Holders	**2,365**	**2,412**	**(1.9%)**	**9,389**	**4,971**	**88.9%**
- Unitholders	**19,625**	**20,207**	**(2.9%)**	**80,052**	**75,703**	**5.7%**
Total income to be distributed	**21,990**	**22,619**	**(2.8%)**	**89,441**	**80,674**	**10.9%**

4Q 2011 vs 4Q 2010

Revenue for the Group in 4Q 2011 was S$46.0 million, 0.7% higher than that achieved in 4Q 2010. Net property income ("NPI") for the Group was lower at S$36.5 million, representing a decrease of 0.6% over 4Q 2010, mainly due to lower contribution from Singapore Properties, higher expenses from Renhe Spring Zongbei Property and Japan Properties, partially offset by higher contribution from David Jones Building Property in 4Q 2011.

Singapore Properties contributed 58.9% of total revenue, or S$27.1 million in 4Q 2011, 1.2% lower than in 4Q 2010. NPI for 4Q 2011 was S$21.1 million, 0.9% lower than in 4Q 2010, primarily due to the office segment and rental disruption from the asset redevelopment at Wisma Atria Property. Notwithstanding the strong demand from prospective tenants, new and renewed office leases were secured at rental rates below the levels achieved in 2007 and 2008.

Malaysia Properties contributed 17.0% of total revenue, or S$7.8 million in 4Q 2011. NPI for 4Q 2011 was S$7.6 million, 0.1% higher than in 4Q 2010.

Renhe Spring Zongbei Property in Chengdu, China contributed 11.2% of total revenue, or S$5.2 million in 4Q 2011, 6.7% higher than in 4Q 2010. NPI for 4Q 2011 was S$3.1 million, a decrease of 7.7% from 4Q 2010, mainly due to higher administrative expenses.

David Jones Building Property in Perth, Australia contributed 8.4% of total revenue, or S$3.9 million in 4Q 2011, 9.9% higher than in 4Q 2010. NPI for 4Q 2011 was S$3.3 million, 13.7% higher than in 4Q 2010 mainly due to higher rental rates achieved and lower expenses.

Japan Properties contributed 4.5% of total revenue, or S$2.1 million in 4Q 2011, 1.7% lower than in 4Q 2010. NPI for 4Q 2011 was S$1.4 million, 10.7% lower than in 4Q 2010 mainly due to lower rent achieved and higher expenses.

Non property expenses were S$13.1 million in 4Q 2011, 0.7% lower than in 4Q 2010. The increase in tax expense is mainly due to higher taxes provided for Renhe Spring Zongbei Property.

The gain on the derivative instruments for 4Q 2011 represents mainly the change in the fair value of cross currency swaps for the Japan Properties and interest rate swaps for the Singapore borrowings. The gain on the cross currency swaps was partially offset by a foreign currency loss on the retranslation of the Japan Properties as a result of the weakening of Japanese Yen in 4Q 2011.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for 4Q 2011 were S$22.2 million and S$22.0 million respectively, being 4.7% and 2.8% lower than the comparative period.

FY 2011 vs FY 2010

Revenue for the Group in FY 2011 was S$180.1 million, 8.7% higher than that achieved in FY 2010. NPI for the Group was higher at S$143.6 million, representing an increase of 10.1% over FY 2010, mainly attributed to the full year contribution from Malaysia Properties and David Jones Building Property acquired in FY 2010, higher contribution from Renhe Spring Zongbei Property, partially offset by the decrease in contributions from Singapore Properties and Japan Properties.

Singapore Properties contributed 60.8% of total revenue, or S$109.3 million in FY 2011, 1.7% lower than in FY 2010. NPI for FY 2011 was S$85.0 million, 2.5% lower than in FY 2010, primarily due to rental disruption from the asset redevelopment at Wisma Atria Property, and lower rental rates achieved for office leases.

Malaysia Properties contributed 17.1% of total revenue, or S$30.8 million in FY 2011, 91.9% higher than in FY 2010. NPI for FY 2011 was S$30.0 million, an increase of 92.1% from FY 2010, mainly due to the full year contribution in FY 2011.

Renhe Spring Zongbei Property contributed 9.8% of total revenue, or S$17.7 million in FY 2011, 8.8% higher than in FY 2010. NPI for FY 2011 was S$10.8 million, an increase of 11.0% from FY 2010, mainly due to higher revenue of the mall resulting from greater advertising and promotions efforts and remix of brands.

David Jones Building Property contributed 8.1% of total revenue, or S$14.7 million in FY 2011, 13.3% higher than in FY 2010. NPI for FY 2011 was S$12.3 million, an increase of 13.7% from FY 2010, mainly due to the full year contribution in FY 2011 and higher rental rates achieved.

Japan Properties contributed 4.2% of total revenue, or S$7.6 million in FY 2011, 17.0% lower than in FY 2010. NPI for FY 2011 was S$5.5 million, 23.2% lower than in FY 2010 mainly due to lower rent achieved.

Non property expenses were higher mainly due to the full year interest incurred on the term loan and Malaysia MTN taken up in relation to the acquisition of David Jones Building Property and Malaysia Properties respectively, and higher management fees, which is in line with the higher average value of the trust property for FY 2011. The increase in tax expense is mainly due to higher taxes provided for Renhe Spring Zongbei Property.

The loss on the derivative instruments for FY 2011 represents mainly the change in the fair value of cross currency swaps which were entered into in relation to the loans taken up for the acquisition of Japan Properties, partially offset by a foreign currency gain on the retranslation of the Japan Properties as a result of the strengthening of Japanese Yen in FY 2011.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for FY 2011 were S$90.8 million and S$89.4 million respectively, being 10.1% and 10.9% higher than the comparative period.

Change in the fair value of investment properties

The Group's portfolio of 13 prime properties across five countries was independently revalued at approximately S$2.7 billion as at 31 December 2011, recording a net revaluation gain of S$28.3 million for the quarter and year ended 31 December 2011. The geographic breakdown of the portfolio by asset value as at 31 December 2011 was as follows: Singapore 68.7%, Malaysia 16.3%, Japan 6.1%, Australia 5.6%, and China 3.3%.

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 pace of growth of the Singapore economy moderated in the fourth quarter of 2011. According to advance estimates by Ministry of Trade and Industry ("MTI"), the economy grew by 3.6% on a y-o-y basis in the 4Q 2011, compared to the 5.9% growth in 3Q 2011[1]. On a q-o-q annualised basis, GDP contracted by 4.9% in 4Q 2011. For the full year, Singapore's economy expanded by an estimated 4.8%, in line with the 5.0% forecast by MTI[1]. Singapore's economic growth for 2012 is expected to be between 1 to 3%. Amidst subdued global economic conditions, the trade-related sectors are likely to face some headwinds over the next few quarters[2].

According to CB Richard Ellis, the average prime Orchard Road retail rents remained constant at S$31.60 per square foot per month ("psfpm") on a q-o-q basis, or a 5% increase on a y-o-y basis, and are expected to stay flat in 1Q 2012[3]. For office sector, average rents for Grade A and B space declined marginally to S$11.00 psfpm and S$7.30 psfpm on a q-o-q basis[3]. In 2H 2011, confidence in the economy had been undermined and it was reflected in weakened office demand with island-wide office vacancy rate at 6.7%[3].

Malaysia's GDP grew by 5.8% in 3Q 2011, up from 4.3% in the previous quarter. The growth is largely attributed to higher output from the Services and Manufacturing sectors as well as strong domestic demand. The unemployment rate has remained low at about 3% as at October 2011[4]. The government expects GDP growth for FY 2011 to be 5.0% and is maintaining a target of 5.2% growth for 2012 due to resilient domestic demand, continuous domestic investment and spill-over effects from the Economic Transformation Programme projects[5].

In China, GDP growth for FY 2011 slowed to 9.2%, down from the 10.3% in FY 2010[6]. Chengdu's GDP growth was 15.1% in 3Q 2011 higher than national wide of 9.1% in the same quarter and retail sales were up 18.3% y-o-y[7]. The city's prime retail market was stable in 3Q 2011 as rents grew marginally[8]. The leasing demand was still strong despite intensifying competition amongst retailers[9]. Significant new supply is anticipated from 4Q 2011 through 1H 2012, although much of the supply will be concentrated in the southern area of Chengdu.

The Australia Bureau Statistics data show that on a seasonally adjusted y-o-y basis, the economy grew 2.5% in 3Q 2011, improving from the 1.4% growth in the previous quarter[10]. According to the Reserve Bank of Australia, GDP growth is expected to be 2.75% over 2011[11]. Western Australia continues to record the strongest final state demand, expanding 8.4% during the quarter compared to the national growth of 2.1%[12]. Despite Western Australia being the only state showing signs of sustained increases in retail sales, prime CBD retail rents in Perth remained relatively stable during the quarter[13].

The pick-up in Japan's economic activity has paused, mainly due to the effects of a slow down in overseas economies and the appreciation of the yen[14]. With the supply-side constraints caused by the earthquake disaster mostly resolved, domestic demand of business fixed investment has increased moderately while private consumption has remained firm. However, the slow recovery of US economy, debt crisis in Europe and appreciating yen had caused exports and production to remain flat and improvement in business sentiment to slow down.

<u>Outlook for the next 12 months</u>

The outlook for advanced economies has become more uncertain as the risk of recession in the Eurozone has increased and financial conditions worsened. While the US economy's short-term prospects have improved, the unresolved fiscal issues could potentially spill over to Asia through trades and financial channels. However, Asia should continue to lead global economic growth, with the World Bank projecting GDP to expand by 7.8% for 2012 against a global growth rate of 2.5%[15] on the back of the strength of domestic demand.

Notwithstanding the current economic conditions, Starhill Global REIT will provide income stability and growth given a balanced portfolio of long term leases and master leases with built-in step-up rent reviews and short term leases.

The asset redevelopment of Wisma Atria Property in Singapore is on track and expected to be completed by 3Q 2012. Over 75% of the double-storey façade units fronting Orchard Road has secured pre-committed leases from international and new-to-market retailers at higher rents. While the asset redevelopment is in progress, some temporary vacancies are expected. The Manager will minimise disruptions with a two-phase handover of the completed units over the first two quarters in 2012.

Starhill Global REIT remains focused on optimizing the performance of its portfolio in delivering stable growth and returns to Unitholders while sourcing for attractive property assets in Singapore and overseas. The Manager will continue to actively manage the portfolio and create value from potential asset enhancement initiatives in the portfolio.

<u>Sources</u>

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3. CBRE Market View Singapore 4Q 2011
4. Department of Statistics, Malaysia
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10. Australia Bureau of Statistics
11. Reserve Bank of Australia, Statement on Monetary Policy, 4 November 2011
12. Australia National Accounts: State Final Demand (SFD) September Quarter 2011
13. CBRE MarketView, Asia Pacific Prime Retail, 3Q 2011
14. Bank of Japan Monthly Report of Recent Economic and Financial Developments, December 2011
15. World Bank, 18 January 2012

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 2011 to 31 December 2011 ("CPU Distribution")

(2) Distribution to Unitholders for the period from 1 October 2011 to 31 December 2011 ("Unitholders' Distribution")

Distribution rate:

	CPU Distribution	**Unitholders' Distribution**
	For the period from 1 October 2011 to 31 December 2011	**For the period from 1 October 2011 to 31 December 2011**
	Cents	Cents
Taxable income component	0.9878	0.7300
Tax-exempt income component	0.3112	0.2300
Capital component	0.0677	0.0500
Total	**1.3667**	**1.0100**

Par value of units: Not applicable

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:

(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: Not applicable

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.

(c) Date payable: 29 February 2012

(d) Books Closure Date: 7 February 2012

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

Not applicable

13 General mandate for interested person transactions

Starhill Global REIT has not obtained a Unitholders' mandate pursuant to Rule 920 of the Listing Manual of the Singapore Exchange Securities Trading Limited.

14 Segmented revenue and results for business or geographical segments (of the Group) 2011

Operating segments

	Wisma Atria Property (Singapore) 2011 S$'000	Ngee Ann City Property (Singapore) 2011 S$'000	Malaysia Properties (Malaysia) 2011 S$'000	Renhe Spring Zongbei Property (China) 2011 S$'000	David Jones Building Property (Australia) 2011 S$'000	Japan Properties (Japan) 2011 S$'000	**Total** 2011 S$'000
External revenue	54,584	54,693	30,827	17,706	14,674	7,604	180,088
Depreciation	187	-	-	152	-	-	339
Reportable segment net property income	40,843	44,148	29,984	10,839	12,275	5,496	143,585
Other material non-cash item:							
Change in fair value of investment properties	21,908	16,900	5,723	4,332	330	(20,920)	28,273
Unallocated items:							
Finance income							695
Fair value adjustment on security deposits							(101)
Non-property expenses							(17,365)
Finance expenses							(34,257)
Change in fair value of derivative instruments							(11,236)
Total return for the year before tax							109,594
Reportable segment assets	880,767	982,557	443,639	102,293	155,532	165,758	2,730,546
Unallocated assets							108,533
Total assets							2,839,079
Reportable segment liabilities	(22,281)	(11,756)	(4,558)	(16,421)	(2,586)	(4,630)	(62,232)
Unallocated liabilities							(925,880)
Total liabilities							(988,112)
Other segmental information							
Capital expenditure	8,592	-	10,174	1,629	-	-	20,395
Non-current assets	881,751	982,380	443,509	102,213	153,016	165,272	2,728,141

Geographical segments:

As at 31 December 2011, the Group's operations and its identifiable assets are located in Singapore (consisting of Wisma Atria Property and Ngee Ann City Property), Kuala Lumpur-Malaysia (consisting of Starhill Gallery and Lot 10 Property), Chengdu-China (consisting of Renhe Spring Zongbei Property), Perth-Australia (consisting of David Jones Building Property) and Tokyo-Japan (consisting of seven Japan Properties). Accordingly, no geographical segmental analysis is separately presented.

14 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	Malaysia Properties (Malaysia) 2010 S$'000	Renhe Spring Zongbei Property (China) 2010 S$'000	David Jones Building Property (Australia) 2010 S$'000	Japan Properties (Japan) 2010 S$'000	**Total** 2010 S$'000
External revenue	55,819	55,402	16,060	16,275	12,946	9,165	165,667
Depreciation	203	-	-	123	-	-	326
Reportable segment net property income	42,333	44,800	15,608	9,766	10,796	7,155	130,458
Other material non-cash item:							
Change in fair value of investment properties	35,065	62,700	709	390	(7,758)	(14,674)	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 derivative instruments							(7,440)
Total return for the year before tax							153,353
Reportable segment assets	850,686	965,604	435,218	91,963	153,164	175,800	2,672,435
Unallocated assets							114,179
Total assets							2,786,614
Reportable segment liabilities	(16,794)	(11,304)	(3,829)	(11,876)	(1,924)	(3,544)	(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	435,113	91,578	151,360	175,399	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), Kuala Lumpur-Malaysia (consisting of Starhill Gallery and Lot 10 Property), Chengdu-China (consisting of Renhe Spring Zongbei Property), Perth-Australia (consisting of David Jones Building Property) and Tokyo-Japan (consisting of seven Japan Properties). Accordingly, no geographical segmental analysis is separately presented.

15 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.

16 Breakdown of sales

	Group 01/01/11 to 31/12/11 S$'000	Group 01/01/10 to 31/12/10 S$'000	Increase / (Decrease) %
Gross revenue report for first half year	90,083	74,813	20.4%
Total return after tax for first half year	51,844	26,422	96.2%
Gross revenue report for second half year	90,005	90,854	(0.9%)
Total return after tax for second half year	52,563	123,605	(57.5%)

17 Breakdown of total distribution for the financial year ended 31 December 2011

	Group 01/01/11 to 31/12/11 S$'000	Group 01/01/10 to 31/12/10 S$'000
Unitholders' distribution		
1 January to 31 March	20,207	18,771
1 April to 30 June	20,790	18,384
1 July to 30 September	20,207	17,682
1 October to 31 December	19,430	19,430
	80,634	74,267
CPU distribution		
1 January to 31 March	2,412	-
1 April to 30 June	2,357	-
1 July to 30 September	2,324	80
1 October to 31 December	2,343	2,479
	9,436	2,559

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

18 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial unitholder of the issuer pursuant to Rule 704(13).

Name	Age	Family relationship with any director, CEO and/or substantial shareholder	Current position and duties, and the year the position was first held	Details of changes in duties and position held, if any, during the year
Tan Sri Dato' (Dr) Francis Yeoh Sock Ping	57	Son of Tan Sri Dato' Seri (Dr) Yeoh Tiong Lay, a substantial unitholder of Starhill Global REIT, and Brother of Dato' Yeoh Seok Kian, a non-executive director of YTL Starhill Global REIT Management Limited, the Manager of Starhill Global REIT.	Executive Chairman of the Manager. Appointed on 31 December 2008.	Not Applicable

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
30 January 2012