Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the First Quarter Ended 31 March 2012

These financial statements for the quarter from 1 January 2012 to 31 March 2012 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 March 2012, 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 137 strata parcels and two accessory parcels within Lot 10 shopping centre ("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"); and
- 100% interest in seven properties in Tokyo, Japan (the "Japan Properties").

SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE FIRST QUARTER ENDED 31 MARCH 2012

	Group 01/01/12 to 31/03/12 S$'000	Group 01/01/11 to 31/03/11 S$'000	Increase / (Decrease) %
Gross revenue	46,033	45,847	0.4%
Net property income	37,344	37,055	0.8%
Income available for distribution	23,321	23,952	(2.6%)
Income to be distributed to:			
- Convertible preferred units ("CPU") Holders	2,350	2,357	(0.3%)
- Unitholders	20,790	20,790	-
Total income to be distributed	23,140	23,147	(0.0%)

	Group 01/01/12 to 31/03/12	Group 01/01/11 to 31/03/11	Increase / (Decrease)
	Cents per unit/CPU		%
Distribution per unit ("DPU")/per CPU			
CPU Holders			
For the quarter from 1 January to 31 March [1]	1.36	1.36	(0.3%)
Annualised (based on the three months ended 31 March)	5.46	5.52	(1.1%)
Unitholders			
For the quarter from 1 January to 31 March	1.07	1.07	-
Annualised (based on the three months ended 31 March)	4.30	4.34	(0.9%)

Footnote:

[1] The actual distribution to CPU Holders for the quarter ended 31 March 2012 is 1.3578 cents (quarter ended 31 March 2011: 1.3617 cents) per CPU.

DISTRIBUTION DETAILS

Distribution period	1 January 2012 to 31 March 2012
Distribution amount to:	
CPU Holders	1.3578 cents per CPU
Unitholders	1.07 cents per unit
Books closure date	7 May 2012
Payment date	30 May 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 (1Q 2012 vs 1Q 2011)

	Notes	Group 01/01/12 to 31/03/12 S$'000	Group 01/01/11 to 31/03/11 S$'000	Increase / (Decrease) %	Trust 01/01/12 to 31/03/12 S$'000	Trust 01/01/11 to 31/03/11 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**46,033**	**45,847**	**0.4%**	**28,099**	**27,629**	**1.7%**
Maintenance and sinking fund contributions		(1,486)	(1,478)	0.5%	(1,415)	(1,415)	-
Property management fees	(b)	(1,080)	(1,128)	(4.3%)	(805)	(824)	(2.3%)
Property tax	(c)	(3,532)	(3,317)	6.5%	(2,721)	(2,498)	8.9%
Other property expenses	(d)	(2,591)	(2,869)	(9.7%)	(977)	(920)	6.2%
Property expenses		**(8,689)**	**(8,792)**	**(1.2%)**	**(5,918)**	**(5,657)**	**4.6%**
Net property income		**37,344**	**37,055**	**0.8%**	**22,181**	**21,972**	**1.0%**
Finance income	(e)	157	172	(8.7%)	26	55	(52.7%)
Dividend income from subsidiaries		-	-	-	1,932	757	155.2%
Fair value adjustment on security deposits	(f)	(16)	(88)	(81.8%)	57	(21)	NM
Management fees	(g)	(3,492)	(3,432)	1.7%	(3,187)	(3,126)	2.0%
Trust expenses	(h)	(773)	(940)	(17.8%)	(508)	(613)	(17.1%)
Finance expenses	(i)	(8,338)	(8,333)	0.1%	(3,362)	(3,486)	(3.6%)
Non property expenses		**(12,462)**	**(12,621)**	**(1.3%)**	**(5,042)**	**(6,434)**	**(21.6%)**
Net income before tax		**24,882**	**24,434**	**1.8%**	**17,139**	**15,538**	**10.3%**
Change in fair value of derivative instruments	(j)	9,643	7,815	23.4%	9,479	7,889	20.2%
Unrealised foreign exchange loss		-	-	-	(6,203)	(6,218)	(0.2%)
Total return for the period before tax and distribution		**34,525**	**32,249**	**7.1%**	**20,415**	**17,209**	**18.6%**
Income tax expense	(k)	(1,117)	(1,300)	(14.1%)	-	-	-
Total return for the period after tax, before distribution		**33,408**	**30,949**	**7.9%**	**20,415**	**17,209**	**18.6%**
Non-tax (chargeable)/deductible items and other adjustments	(l)	(10,087)	(6,997)	44.2%	2,906	6,743	(56.9%)
Income available for distribution		**23,321**	**23,952**	**(2.6%)**	**23,321**	**23,952**	**(2.6%)**

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 the Singapore Properties, David Jones Building and Japan Properties, partially offset by a decrease in revenue from Renhe Spring Zongbei Property. Revenue from overseas properties accounted for approximately 39% (2011: 40%) of total gross revenue for the three months ended 31 March 2012.

(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 are higher for the current period mainly due to higher property tax expenses of the Singapore Properties for the three months ended 31 March 2012.

(d) Other property expenses are lower for the current period mainly due to lower operating expenses incurred by Renhe Spring Zongbei Property, partially offset by higher operating expenses of the Singapore Properties for the three months ended 31 March 2012.

(e) Represents interest income from bank deposits and current accounts for the three months ended 31 March 2012.

(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 March 2012.

(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 March 2012 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 for the three months ended 31 March 2012.

(i) Finance expenses are marginally higher for the current period mainly due to higher interest costs incurred by Japan Properties, partially offset by lower finance costs incurred by the Trust for the three months ended 31 March 2012.

(j) Represents mainly the change in the fair value of cross currency swap for the Japan Properties. The gain on the cross currency swap 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 March 2012.

(k) Income tax expense includes withholding tax, corporate tax and deferred tax provided for in relation to the overseas properties. The decrease in tax expense in the current period is in line with the lower taxes provided for Renhe Spring Zongbei Property.

(l) See details in the distribution statement below.

Distribution Statement (1Q 2012 vs 1Q 2011)

	Notes	Group 01/01/12 to 31/03/12 S$'000	Group 01/01/11 to 31/03/11 S$'000	Increase / (Decrease) %	Trust 01/01/12 to 31/03/12 S$'000	Trust 01/01/11 to 31/03/11 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**33,408**	**30,949**	**7.9%**	**20,415**	**17,209**	**18.6%**
Non-tax deductible/(chargeable) items:		(10,087)	(6,997)	44.2%	2,906	6,743	(56.9%)
Finance costs	(m)	500	494	1.2%	821	746	10.1%
Sinking fund contribution		294	294	-	294	294	-
Depreciation		-	51	(100.0%)	-	51	(100.0%)
Change in fair value of derivative instruments		(9,643)	(7,815)	23.4%	(9,479)	(7,889)	20.2%
Deferred income tax		26	46	(43.5%)	-	-	-
Unrealised foreign exchange loss		-	-	-	6,203	6,218	(0.2%)
Fair value adjustment on security deposits		16	88	(81.8%)	(57)	21	NM
Other items	(n)	(1,280)	(155)	725.8%	(489)	789	NM
Net overseas income not distributed to the Trust, net of amount received		-	-	-	5,613	6,513	(13.8%)
Income available for distribution		**23,321**	**23,952**	**(2.6%)**	**23,321**	**23,952**	**(2.6%)**
Income to be distributed to:							
- CPU Holders	(o)	**2,350**	**2,357**	**(0.3%)**	**2,350**	**2,357**	**(0.3%)**
- Unitholders		**20,790**	**20,790**	**-**	**20,790**	**20,790**	**-**
Total income to be distributed		**23,140**	**23,147**	**(0.0%)**	**23,140**	**23,147**	**(0.0%)**

Footnotes:

(m) Finance costs include mainly amortisation of upfront borrowing costs.

(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.

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 March 2012

	Notes	Group 31/03/12 S$'000	Group 31/12/11 S$'000	Trust 31/03/12 S$'000	Trust 31/12/11 S$'000
Non-current assets					
Investment properties	(a)	2,703,639	2,709,726	1,870,967	1,860,000
Plant and equipment		1,953	1,905	-	-
Interests in subsidiaries		-	-	550,208	565,875
Intangible asset	(b)	10,440	10,782	-	-
Derivative financial instruments		77	154	2	24
Trade and other receivables	(c)	5,978	5,728	4,104	4,132
		2,722,087	**2,728,295**	**2,425,281**	**2,430,031**
Current assets					
Derivative financial instruments		122	291	117	291
Trade and other receivables	(c)	8,545	2,520	2,083	5,931
Cash and cash equivalents	(d)	92,595	107,973	49,077	55,279
		101,262	**110,784**	**51,277**	**61,501**
Total assets		**2,823,349**	**2,839,079**	**2,476,558**	**2,491,532**
Non-current liabilities					
Trade and other payables	(e)	26,376	25,053	20,327	18,689
Derivative financial instruments	(f)	3,935	3,642	3,935	3,642
Deferred tax liabilities	(g)	19,053	19,671	-	-
Borrowings	(h)	744,568	838,272	584,661	593,865
		793,932	**886,638**	**608,923**	**616,196**
Current liabilities					
Trade and other payables	(e)	42,773	42,937	25,312	21,107
Derivative financial instruments	(f)	18,050	28,381	18,050	28,381
Income tax payable		1,533	2,297	-	-
Borrowings	(h)	107,764	27,859	-	-
		170,120	**101,474**	**43,362**	**49,488**
Total liabilities		**964,052**	**988,112**	**652,285**	**665,684**
Net assets		**1,859,297**	**1,850,967**	**1,824,273**	**1,825,848**
Represented by:					
Unitholders' funds		1,685,852	1,677,522	1,650,828	1,652,403
Convertible preferred units (CPU)	(i)	173,445	173,445	173,445	173,445
		1,859,297	**1,850,967**	**1,824,273**	**1,825,848**

Footnotes:

(a) Investment properties decreased largely due to net movement in foreign currencies in relation to its overseas properties, partially offset by asset redevelopment costs capitalised in relation to Wisma Atria Property during the current period.

(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) The net increase in trade and other receivables relates mainly to outstanding receivables arising from member card sales of Renhe Spring Zongbei Property for the month of March 2012, which had been fully settled subsequently.

(d) 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, partially offset by cash generated from operations.

(e) The net increase in trade and other payables is mainly due to asset redevelopment costs accrued in relation to Wisma Atria Property, partially offset by decrease in trade and other payables of the overseas properties as at 31 March 2012.

(f) Derivative financial instruments include the fair value of the interest rate swaps, interest rate caps, cross currency swap 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 change in the fair value of the cross currency swap 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$364 million term loans, a JPY6.6 billion (S$101.5 million) term loan, a S$124 million Singapore MTN, JPY3.2 billion (S$48.9 million) Japan bonds, a RMB15.5 million (S$3.1 million) loan payable to a third party in China, a A$63 million (S$82.4 million) term loan and RM330 million (S$135.4 million) Malaysia MTN.

The increase in current portion of the borrowings is mainly due to the A$63 million (S$82.4 million) term loan maturing in January 2013, which has been classified under current liabilities as at 31 March 2012.

(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.

1(b) (ii) Aggregate amount of borrowings

	Notes	Group 31/03/12 S$'000	Group 31/12/11 S$'000	Trust 31/03/12 S$'000	Trust 31/12/11 S$'000
Secured borrowings	(a)				
Amount repayable within one year		82,363	-	-	-
Amount repayable after one year		600,874	693,132	465,492	475,125
		683,237	**693,132**	**465,492**	**475,125**
Unsecured borrowings	(b)				
Amount repayable within one year		25,617	27,979	-	-
Amount repayable after one year		150,427	152,764	124,000	124,000
Total borrowings		**859,281**	**873,875**	**589,492**	**599,125**
Less: Unamortised loan acquisition expenses		(6,949)	(7,744)	(4,831)	(5,260)
Total borrowings		**852,332**	**866,131**	**584,661**	**593,865**

Footnotes:

(a) Secured
The Group has in place JPY13.0 billion (S$198.9 million) secured loan facilities (“JPY Loan Facilities”) (maturing in September 2013) from a bank, of which approximately JPY6.6 billion (S$101.5 million) was drawn in 2011. The remaining JPY6.4 billion (S$97.1 million) is expected to be drawn to finance the JPY payments under the remaining cross currency swap maturing during the current year.

The Group has outstanding secured term loans of S$364 million (maturing in September 2013) from a syndicate of five banks and a revolving credit facility (“Secured RCF”) of S$50 million (maturing in September 2013) (collectively the “SGD Loan Facilities”). There is no amount outstanding on the Secured RCF as at 31 March 2012.

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$135.4 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$82.4 million) for the acquisition of David Jones Building 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. 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 JPY3.2 billion (S$48.9 million) bonds outstanding as at 31 March 2012, which comprises JPY1.6 billion (S$24.5 million) bonds maturing in May 2012 ("Series 1 Bonds") and JPY1.6 billion (S$24.5 million) bonds maturing in November 2016 ("Series 2 Bonds"). 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 RMB15.5 million (S$3.1 million) represents the discounted value of the RMB17.1 million (S$3.4 million) loan. The final instalment is due in August 2014.

The Group has an unsecured multicurrency revolving credit facility agreement with a bank of up to S$65 million maturing in December 2013. There is no amount outstanding as at 31 March 2012.

1(c) Consolidated cash flow statement (1Q 2012 vs 1Q 2011)

	Group 01/01/12 to 31/03/12 S$'000	Group 01/01/11 to 31/03/11 S$'000
Operating activities		
Total return for the period before tax and distribution	34,525	32,249
Adjustments for		
Finance income	(157)	(172)
Fair value adjustment on security deposits	16	88
Depreciation	39	88
Finance expenses	8,338	8,333
Change in fair value of derivative instruments	(9,643)	(7,815)
Operating income before working capital changes	33,118	32,771
Changes in working capital:		
Trade and other receivables	(7,635)	(5,847)
Trade and other payables	(3,361)	2,133
Income tax paid	(1,532)	(946)
Cash generated from operating activities	**20,590**	**28,111**
Investing activities		
Capital expenditure on investment properties [1]	(3,350)	-
Purchase of plant and equipment	(147)	(39)
Interest received on deposits	157	172
Cash flows from investing activities	**(3,340)**	**133**
Financing activities		
Borrowing costs paid	(8,865)	(9,185)
Distributions paid to CPU Holders	(2,365)	(2,412)
Distributions paid to Unitholders	(19,625)	(20,207)
Cash flows from financing activities	**(30,855)**	**(31,804)**
Net decrease in cash and cash equivalents	**(13,605)**	**(3,560)**
Cash and cash equivalents at the beginning of the period	107,973	113,040
Effects of exchange rate differences on cash	(1,773)	(587)
Cash and cash equivalents at the end of the period	**92,595**	**108,893**

Footnote:

[1] Including asset redevelopment costs paid in relation to Wisma Atria Property in Singapore.

1(d) (i) Statement of movements in Unitholders' Funds (1Q 2012 vs 1Q 2011)

	Notes	Group 01/01/12 to 31/03/12 S$'000	Group 01/01/11 to 31/03/11 S$'000	Trust 01/01/12 to 31/03/12 S$'000	Trust 01/01/11 to 31/03/11 S$'000
Unitholders' funds at the beginning of the period		1,677,522	1,656,711	1,652,403	1,662,876
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	33,408	30,949	20,415	17,209
Increase in Unitholders' funds resulting from operations		**33,408**	**30,949**	**20,415**	**17,209**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		3,115	(464)	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(6,203)	(6,218)	-	-
Net loss recognised directly in Unitholders' funds	(b)	**(3,088)**	**(6,682)**	-	-
Unitholders' transactions					
Distributions to CPU Holders		(2,365)	(2,412)	(2,365)	(2,412)
Distributions to Unitholders		(19,625)	(20,207)	(19,625)	(20,207)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(21,990)**	**(22,619)**	**(21,990)**	**(22,619)**
Unitholders' funds at the end of the period		**1,685,852**	**1,658,359**	**1,650,828**	**1,657,466**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the three months ended 31 March 2012, includes a gain in the fair value of derivative instruments of S$9.6 million (2011: S$7.8 million).

(b) The movement in foreign currency translation reserve relates mainly 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)(ii) Details of any change in the units since the end of the previous period reported on

	Notes	Group and Trust 01/01/12 to 31/03/12 Units	Group and Trust 01/01/11 to 31/03/11 Units
Issued units at the beginning of the period		1,943,023,078	1,943,023,078
Management fees payable in units (base fee)	(a)	-	-
Management fees payable in units (performance fee)	(b)	-	-
Total issued units at the end of the period		**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	(c)	**238,181,358**	**238,181,358**

Footnotes:

(a) 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 ended 31 March 2012.

(b) Performance fees are calculated for each six-month period ending 30 June and 31 December.

(c) The CPU Holders have the right to convert the CPU into units after a period of three years from the date of issuance of the CPU (28 June 2010) at a conversion price of S$0.7266 per unit.

1(d)(iii) To show the total number of issued units excluding treasury units as at the end of the current financial period, and as at the end of the immediately preceding year.

Starhill Global REIT did not hold any treasury units as at 31 March 2012 and 31 December 2011. The total number of issued units as at the end of the current period, and as at the end of the immediately preceding year are disclosed in Section 1(d)(ii).

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury units as at the end of the current financial period reported on.

Not applicable.

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 2011, 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 2012.

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 01/01/12 to 31/03/12 S$'000	Group 01/01/11 to 31/03/11 S$'000
Total return for the period after tax, before distribution		33,408	30,949
Income to be distributed to CPU Holders		(2,350)	(2,357)
Earnings attributable to Unitholders		31,058	28,592
EPU			
Basic EPU			
Weighted average number of units	(a)	1,943,023,078	1,943,023,078
Earnings per unit (cents)	(b)	1.60	1.47
Diluted EPU			
Weighted average number of units	(c)	2,181,204,436	2,181,204,436
Earnings per unit on a fully diluted basis (cents)		1.53	1.42
DPU			
Number of units issued 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)	(d)	1.07	1.07

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 March 2012 includes a gain in the fair value of derivative instruments of S$9.6 million (2011: S$7.8 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 1Q 2012 DPU is based on number of units entitled to distributions comprising the number of units in issue as at 31 March 2012 of 1,943,023,078.

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

	Notes	Group 31/03/12	Group 31/12/11	Trust 31/03/12	Trust 31/12/11
Net asset value per unit (S$) based on:					
- units issued at the end of the period	(a)	0.96	0.95	0.94	0.94
- units issued at the end of the period, assuming full conversion of CPU	(b)	0.85	0.85	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 March 2012.

(b) For illustrative purpose, the NAV per unit as at 31 March 2012 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
(1Q 2012 vs 1Q 2011)

	Group 01/01/12 to 31/03/12 S$'000	Group 01/01/11 to 31/03/11 S$'000	Increase / (Decrease) %
Gross revenue	**46,033**	**45,847**	**0.4%**
Property expenses	(8,689)	(8,792)	(1.2%)
Net property income	**37,344**	**37,055**	**0.8%**
Non property expenses	(12,462)	(12,621)	(1.3%)
Net income before tax	**24,882**	**24,434**	**1.8%**
Change in fair value of derivative instruments	9,643	7,815	23.4%
Total return for the period before tax and distribution	**34,525**	**32,249**	**7.1%**
Income tax expense	(1,117)	(1,300)	(14.1%)
Total return for the period after tax, before distribution	**33,408**	**30,949**	**7.9%**
Non-tax chargeable items and other adjustments	(10,087)	(6,997)	44.2%
Income available for distribution	**23,321**	**23,952**	**(2.6%)**
Income to be distributed to:			
- CPU Holders	**2,350**	**2,357**	**(0.3%)**
- Unitholders	**20,790**	**20,790**	**-**
Total income to be distributed	**23,140**	**23,147**	**(0.0%)**

Gross revenue increased mainly due to higher revenue from the Singapore Properties, David Jones Building and Japan Properties, partially offset by a decrease in revenue from Renhe Spring Zongbei Property. The decrease in revenue from Renhe Spring Zongbei Property was mainly due to the tenants' remix and renovation during the current period and increased competition from new-to-market malls in Chengdu. Revenue from overseas properties accounted for approximately 39% (2011: 40%) of total gross revenue for the three months ended 31 March 2012.

Property expenses decreased mainly due to lower operating expenses incurred by Renhe Spring Zongbei Property, partially offset by higher property tax and operating expenses of the Singapore Properties during the current period.

Non property expenses were lower mainly due to lower professional fees and expenses incurred by Singapore Properties during the current period.

The gain on the derivative instruments for the current period represents mainly the change in the fair value of cross currency swap for the Japan Properties. The gain on the cross currency swap was partially offset by a foreign currency loss on the retranslation of the Japan Properties as a result of the weakening of Japanese Yen during the current period.

Income tax expense includes withholding tax, corporate tax and deferred tax provided for in relation to the overseas properties. The decrease in tax expense in the current period is in line with the lower taxes provided for Renhe Spring Zongbei Property.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for the current period were S$23.3 million and S$23.1 million respectively.

9 Variance between forecast and the actual results

The Trust has not disclosed any forecast to the market.

10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the Group in the next reporting period and the next 12 months

Singapore's economy registered modest year-on-year ("y-o-y") growth of 1.6% in the first quarter of 2012[1]. On a seasonally-adjusted quarter-on-quarter ("q-o-q") annualised basis, growth was 9.9% over the fourth quarter of 2011[1]. Earlier the Ministry of Trade and Industry had forecast Singapore's economic growth for 2012 to be between 1% to 3%. In terms of tourism prospects, the Singapore Tourism Board forecasts visitor arrivals to be 13.5 million to 14.5 million, generating tourism receipts of between S$23 billion to S$24 billion in 2012[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, but increased by 5% on a y-o-y basis, outpacing the 2% increase recorded by suburban malls. For 2Q 2012, rents are expected to remain flat[3]. For the office sector, average rents for Grade A and B space declined marginally to S$10.60 psfpm and S$7.25 psfpm respectively on a q-o-q basis[3]. For the remainder of 2012, outlook of the economy remained uncertain and it was reflected in the weakened office demand with island-wide office vacancy increasing from 6.7% in 4Q 2011 to 7.3% in 1Q 2012[3].

Malaysia's GDP grew by a healthy 5.1% in 2011, representing a slight decline from 7.2% recorded in 2010[4]. 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 2.8% as at January 2012[4]. Analysts expect GDP growth for 2012 to remain firm at 5.2% due to resilient domestic demand, continuous domestic investment and spill-over effects from the Economic Transformation Programme projects[5]. Tourism arrivals to Malaysia reached 24.7 million in 2011, generating tourism receipts of RM58.3 billion[6].

In China, GDP grew 9.2% in 2011, down from 10.3% in 2010[7]. Chengdu's GDP growth continues to outpace the country at 15.2% in 2011[8]. In view of the central government's drive towards a phase of more moderate economic growth, China's GDP growth for 2012 is expected to decelerate to 7.5%[9] which is the lowest growth target since 2005. As at 1Q 2012, sales growth of 50 major retail operators nationwide was 14% lower y-o-y compared to 1Q 2011[10], indicating a softening of the market consistent with the lower GDP growth target for 2012. The upcoming new-to-market malls in Chengdu will also intensify the retail competition[11].

The Australia Bureau of Statistics data shows that on a seasonally adjusted y-o-y basis, the economy grew 2.0% in 2011, slower than the 2.8% in 2010[12]. However, Western Australia continues to record the strongest final state demand, expanding 11.1% during 2011 compared to the national growth of 4.4%[13]. Retail rents in Western Australia exhibited resilience, with rents in Perth's CBD remaining stable while super-prime rents increased by 0.5% in 2011[14].

Despite some signs of picking up are evident as indicated by the marginal growth in 1Q 2012 after the 0.2% contraction on a quarterly basis in 4Q 2011[15], Japan's economic activity has remained flat, mainly due to the effects of the developments in overseas economies and the appreciation of the yen[16]. Japan's economy is expected to slowly emerge from the flat growth as the pace of recovery in overseas economies picks up[16].

Outlook for the next 12 months

The global economic condition has improved since the turn of the year. The IMF has recently revised up its global GDP growth forecast for 2012 to 3.5% with Asia's GDP growth projected to outpace at 6.0%[17]. However, despite the improved macroeconomic environment, risk of a renewed upsurge in the crisis in Europe remains. Notwithstanding this, Starhill Global REIT's balanced portfolio of long term leases and master leases with built-in-step-up rent reviews and short term leases will provide income stability and growth.

The asset redevelopment of Wisma Atria Property in Singapore is on track for full completion in 3Q 2012, including the opening of the Orchard Road facade tenants for retail operations. The foodcourt tenant on level four of Wisma Atria Property has commenced renovations in April 2012 and will re-open with a new concept by 3Q 2012. With the asset redevelopment and tenant renovations in progress, some temporary disruptions to the footfall traffic at Wisma Atria Property is expected over the next two quarters.

The retail landscape in Chengdu is increasingly competitive with the opening of new malls, though this is partly mitigated by increased demand from international brands. To face the increased competition, the Renhe Spring Zongbei Property will embark on a series of tenancy works over the next two quarters to enhance the tenant mix and retail offerings, and increase its advertising and promotional activities.

Starhill Global REIT remains focused on optimising 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.

Sources

1. Ministry of Trade and Industry Singapore advanced estimates, Singapore's Growth Momentum Improved in First Quarter 2012, 13 April 2012
2. Singapore Tourism Board
3. CBRE Market View Singapore, 1Q 2012
4. Department of Statistics, Malaysia
5. Bernama National News Agency, Strong Domestic Demand to Fuel Malaysia's 2012 Growth: Analysts, 29 December 2011
6. Bernama National News Agency, Malaysia Records 24.7 million Tourist Arrivals in 2011, 10 February 2012
7. National Bureau of Statistics of China
8. Chengdu Bureau of Statistics
9. Premier Wen annual government report, 4 March 2012
10. Chengdu Finances Net, 12 April 2012
11. CBRE Chengdu Market View, 4Q 2011
12. Australia Bureau of Statistics
13. Australia National Accounts: State Final Demand (SFD), December Quarter 2011
14. Jones Lang LaSalle, On Point, 4Q 2011
15. Markit economic research, 4 April 2012
16. Bank of Japan, Monthly Report of Recent Economic and Financial Developments, March 2012
17. International Monetary Fund, 17 April 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 January 2012 to 31 March 2012 ("CPU Distribution")

(2) Distribution to Unitholders for the period from 1 January 2012 to 31 March 2012 ("Unitholders' Distribution")

Distribution rate:

	CPU Distribution	Unitholders' Distribution
	For the period from 1 January 2012 to 31 March 2012	**For the period from 1 January 2012 to 31 March 2012**
	Cents	Cents
Taxable income component	0.9517	0.7500
Capital component	0.4061	0.3200
Total	**1.3578**	**1.0700**

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).

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 January 2011 to 31 March 2011 ("CPU Distribution")

(2) Distribution to Unitholders for the period from 1 January 2011 to 31 March 2011 ("Unitholders Distribution")

Distribution rate:

	CPU Distribution	Unitholders' Distribution
	For the period from 1 January 2011 to 31 March 2011	**For the period from 1 January 2011 to 31 March 2011**
	Cents	Cents
Taxable income component	1.0054	0.7900
Capital component	0.3563	0.2800
Total	**1.3617**	**1.0700**

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).

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: 30 May 2012

(d) Books Closure Date: 7 May 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 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 31 March 2012 (comprising the balance sheets as at 31 March 2012, 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	Ho Sing
Executive Chairman	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
26 April 2012