



SGX-ST Announcement

REFINANCING OF A\$63 MILLION LOAN FACILITY

YTL Starhill Global REIT Management Limited as manager of Starhill Global Real Estate Investment Trust ("**Starhill Global REIT**") (in such capacity, the "**Manager**") is pleased to announce that the trustee of SG REIT (WA) Trust, as borrower, had entered into an agreement with Australia and New Zealand Banking Group Limited ("**ANZ Bank**"), as lender, for a A\$63 million term loan maturing in June 2017 (the "**New Facility**").

SG REIT (WA) Trust is a special purpose unit trust constituted in Victoria, Australia and wholly owned by Starhill Global REIT and its wholly owned subsidiary, SG REIT (WA) Pte. Ltd. SG REIT (WA) Trust was established to acquire and hold its investment in the property known as the David Jones Building in Perth, Australia ("**David Jones Building**"). In January 2010, SG REIT (WA) Trust had taken up a A\$63 million three-year term loan from ANZ Bank to partially fund the acquisition of the David Jones Building (the "**Existing Facility**").

The New Facility will be used to refinance the Existing Facility. Subject to satisfaction of conditions precedent, the utilisation of the New Facility is expected to take place upon the maturity of the Existing Facility in January 2013. The New Facility will be secured by a fixed and floating charge over all the assets of SG REIT (WA) Trust and a mortgage over David Jones Building, similar to the arrangements under the Existing Facility.

As the New Facility will be used to refinance the Existing Facility, the above transaction is not expected to have any material impact on the gearing of Starhill Global REIT.

YTL Starhill Global REIT Management Limited
(*Company registration no. 200502123C*)
(as manager of Starhill Global Real Estate Investment Trust)

Lam Chee Kin
Joint Company Secretary
28 August 2012

About Starhill Global REIT

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

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

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

Important Notice

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

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

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