



SGX-ST Announcement

SUBSCRIPTION OF MEDIUM TERM NOTES ISSUED BY ARA BINTANG BERHAD

YTL Starhill Global REIT Management Limited as manager of Starhill Global Real Estate Investment Trust ("**Starhill Global REIT**") (in such capacity, the "**Manager**") wishes to announce that Starhill Global REIT will, through its wholly-owned subsidiary SG REIT (M) Pte Ltd ("**SG SPV**") subscribe for a total of RM20 million (or approximately S\$6.4 million¹) fourth and fifth junior medium term notes ("**Fourth and Fifth Junior MTNs**") issued by Ara Bintang Berhad (the "**ABS SPV**"), a Malaysia-incorporated bankruptcy remote special purpose vehicle. SG SPV had subscribed for RM10 million Fourth Junior MTNs today at the cash consideration of RM10 million and a further RM10 million Fifth Junior MTNs is expected to be subscribed for in or around June 2017.

ABS SPV holds Starhill Global REIT's Malaysia properties, Starhill Gallery and Lot 10 Property. The proceeds of the Fourth and Fifth Junior MTNs will be deployed by ABS SPV for the rejuvenation of Lot 10 Property (the "**Lot 10 Works**"), which is projected to cost approximately RM20 million.

The renovation work is timed in conjunction with the completion of the Sungai Buloh-Kajang Line (MRT Line) in the second half of 2017 with the aim of capturing an enlarged population catchment which will be served by the new MRT line. Work will include modernizing the mall's interior and the creation of a new entry point directly from the soon-to-be completed MRT station exit fronting Lot 10 on Jalan Bukit Bintang.

The principal terms of the Fourth and Fifth Junior MTNs are substantially similar to those of the existing RM730 million Third Junior MTNs held by SG SPV and the Fourth and Fifth Junior MTNs will be coterminous with the Third Junior MTNs. They are issued under ABS SPV's existing 65-year, asset-backed medium term note programme of up to RM1.25 billion. Upon the completion of the subscription of all the Fourth and Fifth Junior MTNs, the total ABS SPV Junior MTNs held by SG SPV will increase to RM750 million.

The subscription of the Fourth and Fifth Junior MTNs and the Lot 10 Works, funded by borrowings, are not expected to have any material impact on the net asset value, distribution per unit or gearing of Starhill Global REIT for the financial year ending 30 June 2017.

¹ Based on the exchange rate of RM3.15: S\$1.00. Unless otherwise stated, all conversions of RM amounts into S\$ in this announcement shall be based on this exchange rate.

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
Singapore
17 March 2017

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 12 properties in Singapore, Australia, Malaysia, China and Japan, valued at about S\$3.1 billion.

These comprise interests in Wisma Atria and Ngee Ann City on Orchard Road in Singapore, Myer Centre Adelaide, David Jones Building and Plaza Arcade in Australia, Starhill Gallery and Lot 10 in Kuala Lumpur, Malaysia, a retail property in Chengdu, China and four 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 and foreign exchange 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.