



SGX-ST Announcement

A\$145 MILLION SECURED TERM LOAN FACILITY

YTL Starhill Global REIT Management Limited as manager of Starhill Global Real Estate Investment Trust (“**Starhill Global REIT**”, and the manager of Starhill Global REIT, the “**Manager**”) is pleased to announce that as part of the Manager’s proactive capital management strategy, SG REIT (SA) Sub-Trust2 (the “**Sub-Trust**”), in which Starhill Global REIT has an indirect 100.0% interest, has today entered into an agreement with National Australia Bank Limited, as lender, for an approximately four-year secured term loan facility of A\$145 million (the “**NAB Loan Facility**”) to refinance the existing three-year secured term loan facility of the same amount with the same bank ahead of its maturity in May 2018. The above utilisation of the NAB Loan Facility is expected to take place in November 2017, which will extend the maturity to November 2021.

The Sub-Trust is wholly owned by Starhill Global REIT and holds its investment in Myer Centre Adelaide in Australia. The A\$145 million term loan was taken up by the Sub-Trust to partially fund the acquisition of Myer Centre Adelaide in 2015.

Upon completion of the conditions precedent, the utilisation of NAB Loan Facility in November 2017 will extend the average debt maturity profile of Starhill Global REIT from 2.8 years¹ to approximately 3.3 years. The NAB Loan Facility will continue to be secured by a general security deed over all the assets of the Sub-Trust and a mortgage over Myer Centre Adelaide.

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
30 June 2017

¹ As at 31 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 11 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 three 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.