



SGX-ST Announcement

S\$700 MILLION UNSECURED LOAN FACILITIES

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 HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Starhill Global REIT) (the "**Starhill Global REIT Trustee**") has today entered into a facility agreement (the "**Facility Agreement**") with a club of seven banks for:

- (i) four-year unsecured term loan facility of S\$200 million;
- (ii) five-year unsecured term loan facility of S\$260 million; and
- (iii) five-year unsecured revolving credit facilities of S\$240 million (of which S\$50 million is uncommitted)

(collectively, the "**Facilities**").

The participating banks for the Facilities are Oversea-Chinese Banking Corporation Limited, DBS Bank Ltd., Bank of China Limited, Singapore Branch, United Overseas Bank Limited, BNP Paribas, Singapore Branch, RHB Bank Berhad, Singapore Branch and Sumitomo Mitsui Banking Corporation, Singapore Branch.

As part of the Manager's proactive capital management strategy, the Facilities will be used to refinance the existing five-year and three-year unsecured S\$200 million and S\$250 million term loans ahead of their maturities in September 2018 and June 2018 respectively. The balance of the Facilities will be available for working capital requirements and/or general corporate funding purposes of Starhill Global REIT. The above utilisations of the Facilities (the "**Refinancing**") and the cancellation of the existing unsecured revolving credit facilities maturing in September 2018 are expected to take place in September 2017.

Following the Refinancing in September 2017 and the early refinancing of the A\$145 million term loan expected in November 2017 as announced on 30 June 2017, Starhill Global REIT's debt maturity profile will be lengthened from 2.8 years¹ to approximately 4.8 years and Starhill Global REIT would have no significant refinancing requirement for its existing debt portfolio until June 2019. The Facilities would also enjoy a lower average all-in interest margin (including annualised upfront fees but excluding benchmark rates and hedging cost), compared to the existing facilities. The above transaction is not expected to have a material impact on the gearing of Starhill Global REIT and the pro forma financial effects of the Refinancing on the distribution per unit of Starhill Global REIT for the financial year

¹ As at 31 March 2017.

ended 30 June 2016 is not expected to be material, assuming current benchmark rates and based on existing hedging instruments maturing between June to September 2018².

Rule 704(31) Disclosure

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Manager wishes to announce that under the terms of the Facility Agreement, the lenders have the right to require the Starhill Global REIT Trustee to repay all amounts owing under the Facility Agreement in the event (each, a “**Change of Control Event**”) that:

- (a) the Manager or any of its Affiliates (as defined in the Facility Agreement) ceases to be the manager of Starhill Global REIT and a replacement manager reasonably acceptable to the relevant lenders is not appointed on or prior to the date of such cessation; or
- (b) YTL Corporation Berhad ceases at any time to own (directly and/or indirectly) at least 51% of the issued share capital of the manager of Starhill Global REIT.

YTL Corporation Berhad currently owns indirectly all the issued share capital of the Manager and a Change of Control Event has not occurred. Assuming that:

- (i) the Refinancing has occurred;
- (ii) the new A\$145 million term loan facility announced on 30 June 2017 is drawn to refinance the existing facility; and
- (iii) the full amount of Starhill Global REIT’s committed revolving credit facilities (under the Facility Agreement) are drawn,

and a Change of Control Event occurs, the aggregate level of facilities that may be affected is approximately S\$1,333.1 million (excluding interest) as at the date of this announcement.

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
24 July 2017

² The pro forma financial effects of the Refinancing are strictly for illustrative purpose only and were prepared based on the audited consolidated financial statements of Starhill Global REIT for the financial year ended 30 June 2016. Please note that as the Refinancing is expected to take place in September 2017, the interest rate hedging arrangements in relation to the Refinancing have not been completed as at the date of this announcement, hence the actual all-in interest cost for the Refinancing will depend on the prevailing benchmark rates and hedging costs as at the relevant time.

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.