

Media release by: YTL Starhill Global REIT Management Limited (YTL Starhill Global)

Manager of: Starhill Global Real Estate Investment Trust (SGREIT)

SGREIT's 1H FY22/23 Gross Revenue rises 4.1% y-o-y to S\$94.7 million; NPI up 6.7% y-o-y at S\$74.3 million

HIGHLIGHTS

- **New-to-market tenants UNIQLO at Myer Centre Adelaide and Eslite Spectrum at The Starhill enhance tenant mix**
- **Portfolio occupancy stable at 97.1%¹ as at 31 December 2022**

SINGAPORE, 27 January 2023 – YTL Starhill Global, the manager of SGREIT, announced today a 4.1% increase year-on-year (y-o-y) in gross revenue for SGREIT Group, at S\$94.7 million in the first half year ended 31 December 2022 (1H FY22/23) compared to S\$91.0 million in the previous corresponding period of first half year ended 31 December 2021 (1H FY21/22). Net property income (NPI) increased by 6.7% y-o-y, rising to S\$74.3 million in 1H FY22/23 from S\$69.6 million in 1H FY21/22. The NPI increase for 1H FY22/23 y-o-y was mainly due to the completion of asset enhancement works at The Starhill, lower rental assistance and higher rental contribution from Singapore Office, partially offset by lower rental contribution from Wisma Atria (Property) Retail and net movement in foreign currencies.

Income available for distribution for 1H FY22/23 was S\$43.6 million, an increase of 2.2% y-o-y, mainly due to higher NPI and lower net finance costs, partially offset by higher income taxes and lower management fees paid/payable in units. The Manager will retain S\$2.6 million of income available for distribution for 1H FY22/23 for working capital requirements.

¹ Based on commenced leases as at 31 December 2022.

YTL Starhill Global REIT Management Limited

CRN 200502123C

Manager of Starhill Global REIT, 391B Orchard Road, #24-03, Ngee Ann City Tower B, Singapore 238874
Tel: +65 6835 8633 Fax: +65 6835 8644 www.ytlstarhill.com

Distribution per Unit (DPU) to Unitholders for 1H FY22/23 was 1.82 cents, representing a 2.2% y-o-y increase over the previous corresponding period. Based on the closing price of S\$0.54 as at 31 December 2022, the annualised yield would be 6.7%².

SGREIT will continue with its Distribution Reinvestment Plan (DRP) for the 1H FY22/23 distribution. The issue price of new units for this DRP will be announced on or around 6 February 2023. Unitholders can expect to receive their 1H FY22/23 DPU on 23 March 2023. The record date is on 6 February 2023 at 5.00 pm.

Overview of Starhill Global REIT's financial results

(S\$ million)	1H FY22/23	1H FY21/22	Y-O-Y Change (%)
Gross revenue	94.7	91.0	4.1
Net property income	74.3	69.6	6.7
Income available for distribution	43.6	42.7	2.2
Income to be distributed to Unitholders ³	40.9	39.7	3.0
Distribution per Unit (cents)			
- DPU	1.82	1.78	2.2

Tan Sri (Sir) Francis Yeoh, Chairman of YTL Starhill Global, said: "The Asia Pacific retail market is expected to benefit from the further recovery of international travel, despite an uncertain economic climate resulting from global inflation. Over the past three years, the team has successfully navigated through the prolonged global pandemic and laid a strong foundation to tap on opportunities as the world reopens."

Mr Ho Sing, CEO of YTL Starhill Global, said: "We have been vigilant over the past three years by strengthening our balance sheet and rejuvenating our portfolio. We have completed the renovation works at The Starhill in Kuala Lumpur, Malaysia, and are in the midst of completing the works at Wisma Atria, Singapore, and Myer Centre Adelaide, Australia. Recently, we have also entered into a sale and purchase agreement to divest Daikanyama in Japan at an attractive premium to valuation which will enhance our financial flexibility as we seek out new opportunities. Leveraging on our international tenant

² Based on the closing unit price of S\$0.54 as at 31 December 2022 and annualised 1H FY22/23 DPU.

³ Approximately S\$2.6 million (1H FY21/22: S\$2.9 million) of income available for distribution for 1H FY22/23 has been retained for working capital requirements.

relationship, we introduced UNIQLO's first store in South Australia to our mall, Myer Centre Adelaide. Taiwan's Eslite Spectrum's first flagship bookstore in South East Asia also opened in The Starhill."

Review of portfolio performance

The Group's portfolio occupancy remained stable at 97.1% as at 31 December 2022. In addition, office portfolio occupancy rose to 95.5% as at 31 December 2022, from 91.5% as at 31 December 2021. Tenant sales and shopper traffic at the Wisma Atria Property (Retail) also improved in 1H FY22/23 y-o-y by 32.6% and 30.0% respectively following the relaxation of COVID-19 measures in Singapore, in spite of ongoing interior enhancement works.

SGREIT's portfolio continues to be enhanced through the upgrading of existing assets. In January 2023, asset enhancement works at Wisma Atria spanning all levels excluding the basement were largely completed, with bubble lift upgrading works expected to be completed in February 2023. Phase One of façade works at Myer Centre Adelaide have also been largely completed, with Phase Two comprising works on the South façade expected to commence in early 2023.

New-to-market brands were successfully introduced in our malls, enhancing our tenant mix. In November 2022, South Australia's first UNIQLO store opened at Myer Centre Adelaide, attracting over 3,000 customers on opening day. In December 2022, anchor tenant Eslite Spectrum opened its store at The Starhill. The 70,000 square feet flagship store represents Eslite Spectrum's first foray into South East Asia, and offers a diverse, multilingual reading experience, with art exhibitions and performances.

Divestment of Daikanyama

On 30 December 2022, SGREIT entered into a sale and purchase agreement to divest Daikanyama for JPY1,877.7 million (or approximately S\$18.9 million⁴), which is expected to be completed in early 2023. This translates to a 39.1% and 2.9% premium over its latest valuation⁵ and acquisition price⁵ respectively. The transacted price translates to a yield of 2.77%⁶. The net proceeds will be used to repay the Yen borrowings and/or for working capital purposes.

Capital management

Gearing remains stable at 36.3% with about 84% of debts on a fixed/hedged basis as at 31 December 2022. The average debt maturity profile remains healthy at 3.0 years. As at 31 December 2022, SGREIT

⁴ Based on exchange rate of S\$1:00 : JPY99.10 as at 29 December 2022.

⁵ Based on the latest independent valuation of JPY1,350.0 million as at 30 June 2022 conducted by CBRE K.K.. Purchase price of Daikanyama acquired on 30 May 2007 was at JPY1,824.2 million.

⁶ Based on the net property income for the financial year ended 30 June 2022.



has sufficient long-term committed and undrawn revolving credit facility lines to cover the remaining debts maturing in FY22/23 and FY23/24.

The Group's portfolio is characterised by its quality master retail leases in Singapore and Malaysia which make up about 38.4% of revenue in 1H FY22/23. Office portfolio contributed another 14.6% of revenue in 1H FY22/23.

SGREIT's unaudited financial results for 1H FY22/23 are available on its website (www.starhillglobalreit.com) and on SGXNet (www.sgx.com).

- End -

Analyst, Investor and Media Contact:

Jonathan Kuah
YTL Starhill Global REIT Management Limited
Tel: (65) 6835 8693; Mobile: (65) 9753 3930
Email: jonathan.kuah@ytlstarhill.com

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 10 properties in Singapore, Australia, Malaysia, Japan and China, valued at about S\$2.9 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 Adelaide and Perth, Australia, The Starhill and Lot 10 in Kuala Lumpur, Malaysia, two properties in Tokyo, Japan, and a retail property in Chengdu, China. 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, of which all of its shares are indirectly held by YTL Corporation Berhad.

Important Notice

The value of units in Starhill Global REIT ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Starhill Global REIT), or any of their affiliates. An investment in Units is subject to investment risks, including possible delays in repayment, loss of income or principal invested. The Manager and its affiliates do not guarantee the performance of Starhill Global REIT or the repayment of capital from Starhill



Global REIT or any particular rate of return. Unitholders have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST.

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 indicative of the future performance of Starhill Global REIT. Similarly, the past performance of the Manager is not indicative of the future performance of the Manager.

This document may contain forward-looking statements that involve assumptions, 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, outbreak of contagious diseases or pandemic, interest rate and foreign exchange trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.