



Annual General Meeting

29 October 2025





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Overview of Starhill Global REIT

TOWER B

Ngee Ann City, Singapore

9 properties
6 Asia-Pacific cities
Portfolio value: ~S\$2.8 billion

Quality Assets

- ❑ 9 mid- to high-end predominantly retail properties
- ❑ Prime assets in key shopping belts
- ❑ Excellent connectivity to transportation hubs



Diversified Portfolio

- ❑ Core markets: Singapore, Australia, Malaysia
- ❑ FY24/25 revenue contribution:
Retail (~85%) & Office (~15%)



Strong Sponsor

- ❑ Backed by YTL Group (combined market capitalisation of US\$15.8 billion)
- ❑ Holds ~38.1% stake in SGREIT



Healthy Financials

- ❑ Corporate rating (Fitch Ratings): "BBB" with stable outlook
- ❑ Gearing: 36.0%
- ❑ Average debt maturity: 3.1 years
- ❑ FTSE EPRA NAREIT Global Developed Index component



Note:

1. All information on this slide are as at 30 June 2025.

Financial Highlights

Stable Financial Performance

| S\$ million | FY24/25 | % change (y-o-y) | Comments |
|--|---------|---------------------|---|
| Gross Revenue | 192.1 | +1.2% | <ul style="list-style-type: none"> ❑ Stronger contributions from Singapore Retail and Perth Properties, and appreciation of RM against S\$ ❑ Partially offset by loss of contribution from divested Wisma Atria Office strata units, rental arrears provision for China Property, higher operating expenses, as well as depreciation of A\$ against S\$ |
| Net Property Income (NPI) | 150.2 | +0.8% | <ul style="list-style-type: none"> ❑ Driven by higher NPI, lower tax expenses and net finance costs, partial retention of divestment proceeds, as well as the one-off Toshin leasing commission in FY23/24 ❑ Partially offset by higher legal and professional fees |
| Income Available for Distribution | 87.8 | +3.7% | <ul style="list-style-type: none"> ❑ S\$4.0 mil retained for working capital requirements |
| Income to be Distributed | 83.8 | +2.0% | <ul style="list-style-type: none"> ❑ Translates to an annual yield of 7.2% (based on closing unit price of 51 cents as at 30 June 2025) |
| DPU (cents) | 3.65 | +0.6% | |

Improved Financial Metrics

| | 30 June 2025 | 30 June 2024 |
|---------------------------------------|--------------------|--------------|
| Total debt | S\$1,024 mil | S\$1,044 mil |
| Gearing | 36.0% | 36.8% |
| Interest cover⁽¹⁾ | 2.9x | 2.9x |
| Average interest rate p.a. | 3.67% | 3.80% |
| Weighted average debt maturity | 3.1 years | 2.5 years |
| Fixed/hedged debt ratio | 76% | 79% |
| Corporate rating | BBB ⁽²⁾ | BBB |

Notes:

1. The interest coverage ratio takes into account the distribution on perpetual securities as at 30 June 2025.
2. Affirmed with stable outlook in February 2025.



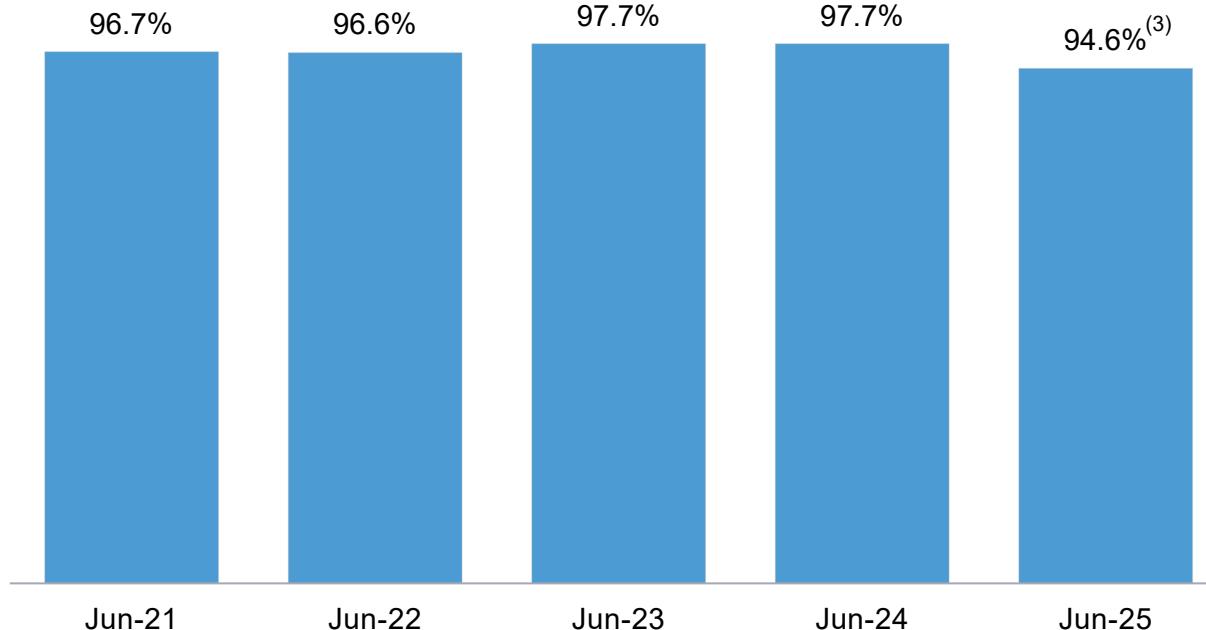
Operational Review

Portfolio Occupancy

Retail portfolio committed occupancy of 97.3%⁽¹⁾

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GLOBAL REIT

Starhill Global REIT Portfolio Occupancy⁽²⁾



Notes:

1. As at 30 June 2025.
2. Based on committed leases as at reporting date.
3. Mainly in line with lower office occupancy at Myer Centre Adelaide as at 30 June 2025.

Committed Portfolio Occupancy by Geography⁽¹⁾

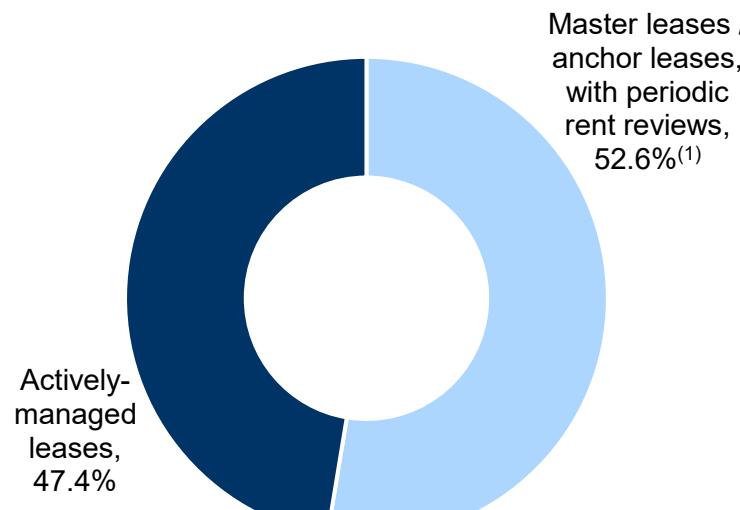


Master / Anchor Leases and Office Portfolio provide Resilience

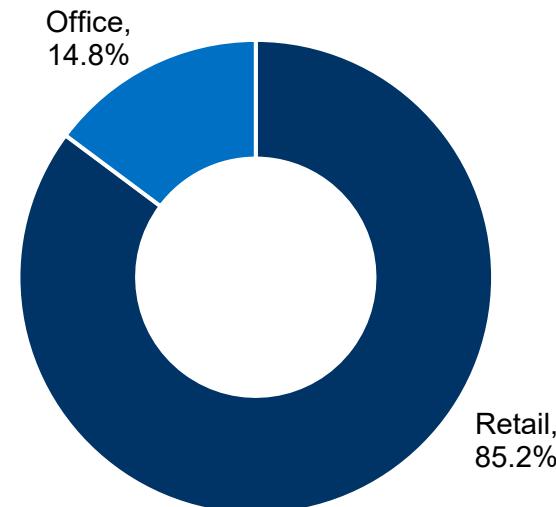
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Balance of master / anchor leases & actively-managed leases

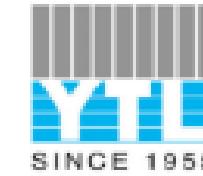
(By Gross Rental Income as at 30 June 2025)



FY24/25 Gross Revenue Retail / Office



Key tenants include:



MYER

DAVID JONES

Note:

1. Excludes tenants' option to renew or pre-terminate.

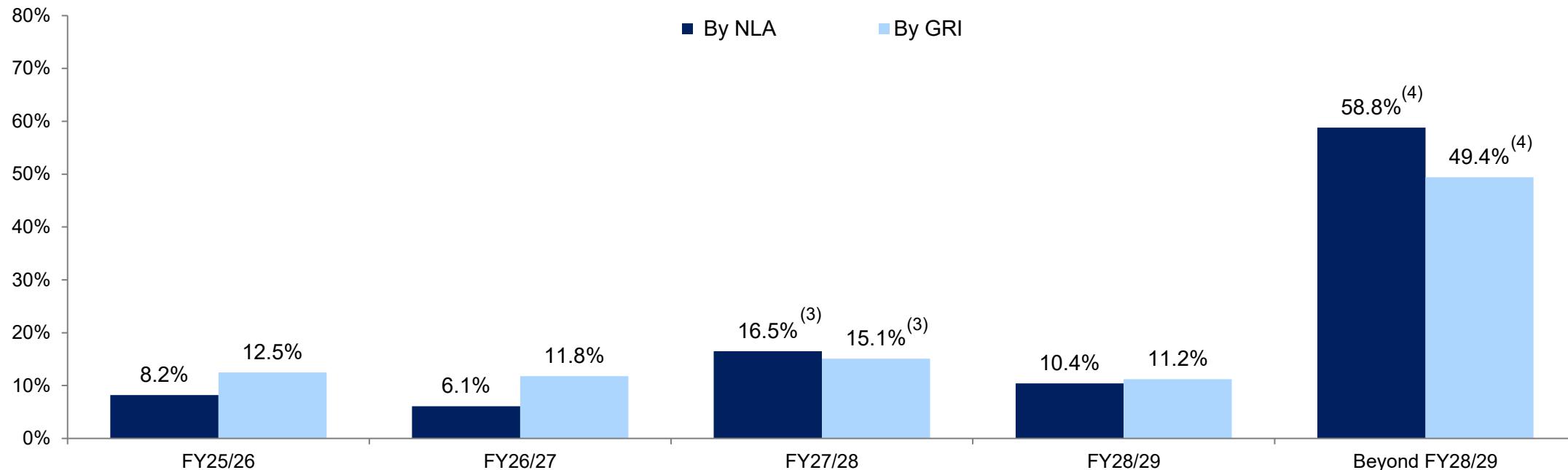
Portfolio Lease Expiry Profile

Long WALE of 7.2 years by NLA

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Weighted average lease term expiry of 7.2⁽¹⁾⁽²⁾ and 7.6⁽¹⁾⁽²⁾ years (by NLA and GRI respectively)

Portfolio lease expiry (as at 30 June 2025)⁽¹⁾⁽²⁾



Notes:

1. Based on committed leases as at 30 June 2025, including leases commencing after 30 June 2025. Based on the date of commencement of leases, portfolio WALE was 7.1 years by NLA and 7.5 years by GRI.
2. Excludes tenants' option to renew or pre-terminate. Assumed options to renew the master/anchor leases for Toshin and David Jones have been exercised.
3. Includes master tenancy agreement for Lot 10 Property.
4. Includes master/anchor tenancy agreements for Toshin, The Starhill, Myer and David Jones.

Valuation of Investment Properties

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| Description | 30-Jun-25 \$'000 | 30-Jun-24 \$'000 | Change \$'000 | Change % | Cap rate 30-Jun-25 % |
|--|---------------------|---------------------|------------------|---------------|--|
| Ngee Ann City Property | 1,160,000 | 1,148,000 | 12,000 | 1.0% | 4.70% (Retail) 3.70% (Office) |
| Wisma Atria Property | 785,470 | 817,682 | (32,212) | (3.9%) | 4.75% (Retail) 3.70% (Office) |
| Australia Properties⁽¹⁾ | 331,916 | 346,391 | (14,475) | (4.2%) | 6.25%-6.75% (Perth) 7.00% (Adelaide) |
| Malaysia Properties⁽²⁾ | 420,801 | 392,135 | 28,666 | 7.3% | 5.75%-6.75% ⁽⁶⁾ 6.00%-7.00% ⁽⁶⁾ |
| Japan Property⁽³⁾ | 35,288 | 33,234 | 2,054 | 6.2% | 3.20% |
| China Property⁽⁴⁾ | 22,279 | 24,718 | (2,439) | (9.9%) | 5.00% |
| Total⁽⁵⁾ | 2,755,754 | 2,762,160 | (6,406) | (0.2%) | |
| Total (excluding divested Wisma Atria Office units)⁽⁵⁾ | 2,755,754 | 2,730,306 | 25,448 | 0.9% | |

Notes:

1. Translated as at 30 June 2025 at A\$1.20:S\$1.00 (2024: A\$1.11:S\$1.00).
2. Translated as at 30 June 2025 at RM3.31:S\$1.00 (2024: RM3.48:S\$1.00).
3. Translated as at 30 June 2025 at JPY113.07:S\$1.00 (2024: JPY118.55:S\$1.00).
4. Translated as at 30 June 2025 at RMB5.62:S\$1.00 (2024: RMB5.35:S\$1.00).
5. Including right-of-use assets following the adoption of FRS116.
6. The valuation assumed a term cap rate of 5.75%-6.75% and reversionary cap rate of 6.00%-7.00% for the Malaysia Properties.

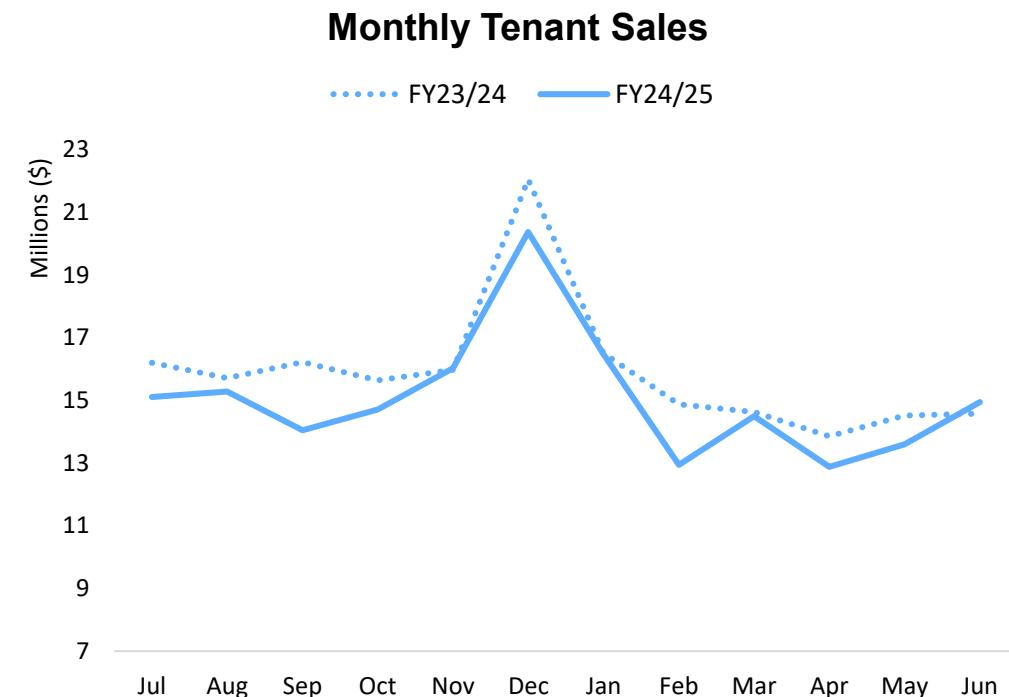
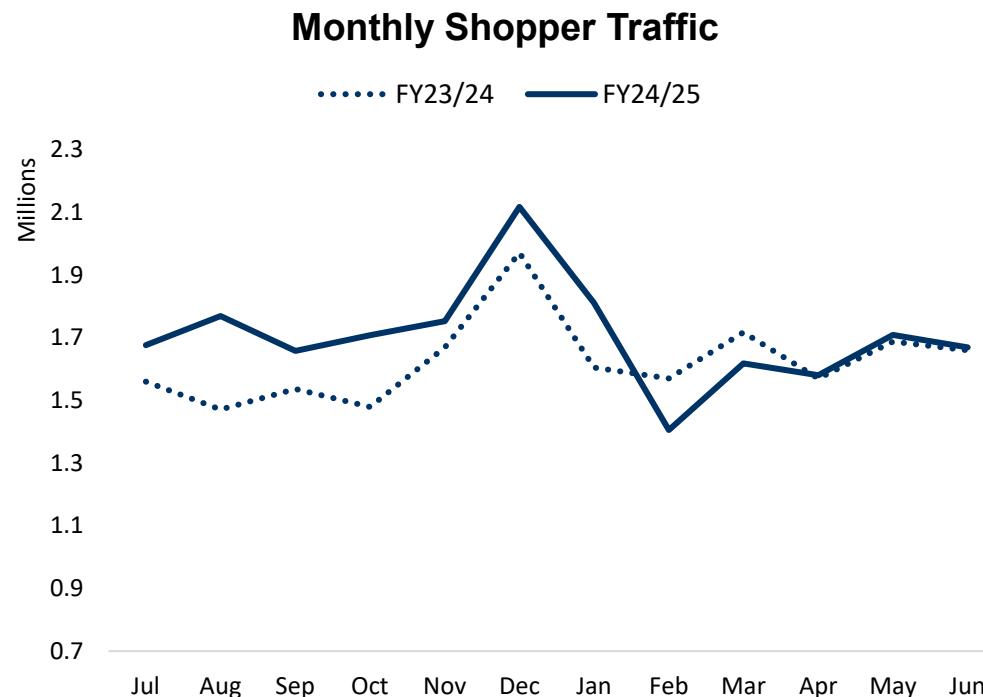
Renewal of Toshin Master Lease

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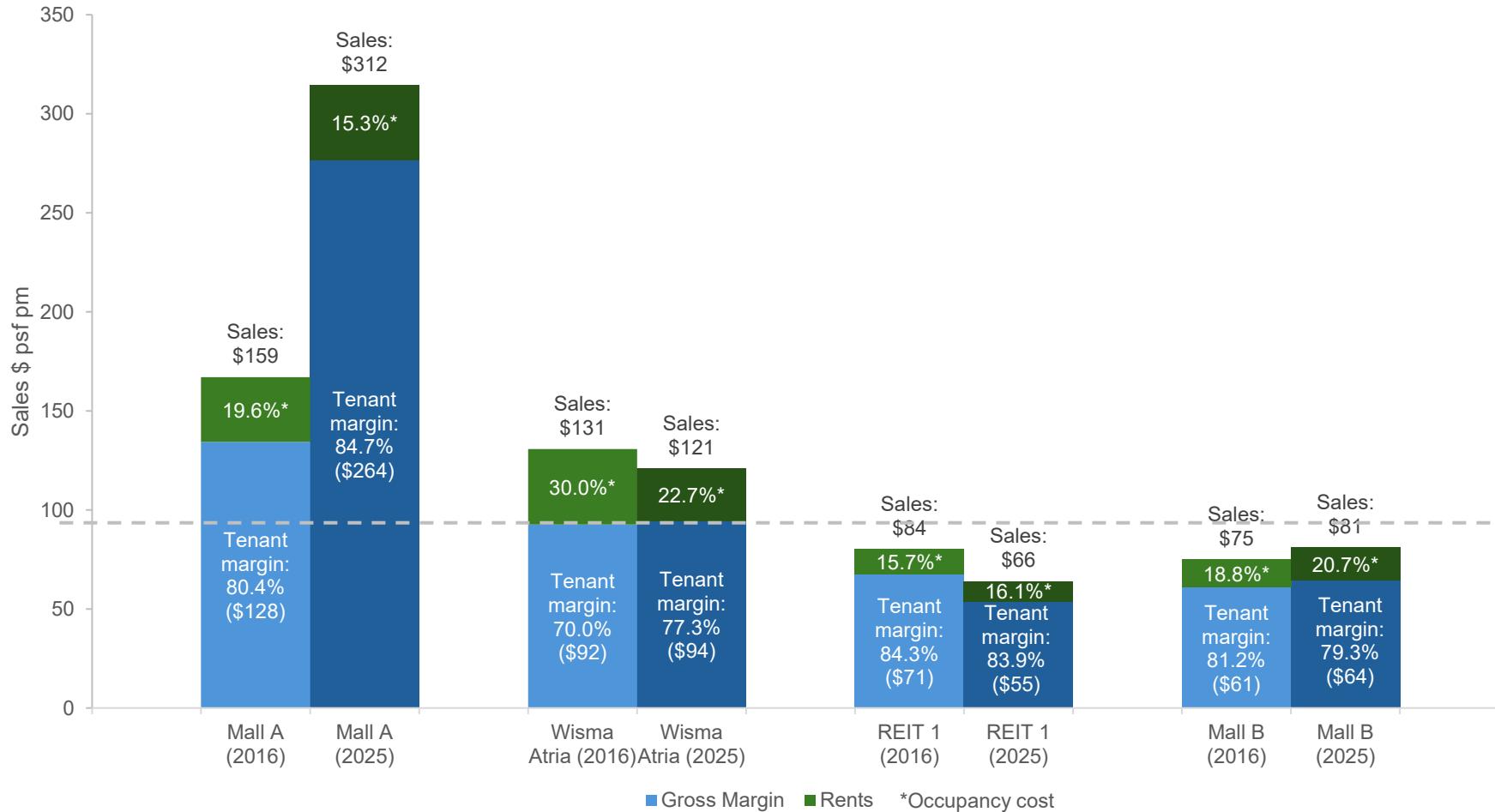
Tenant Sales and Shopper Traffic – Wisma Atria Property

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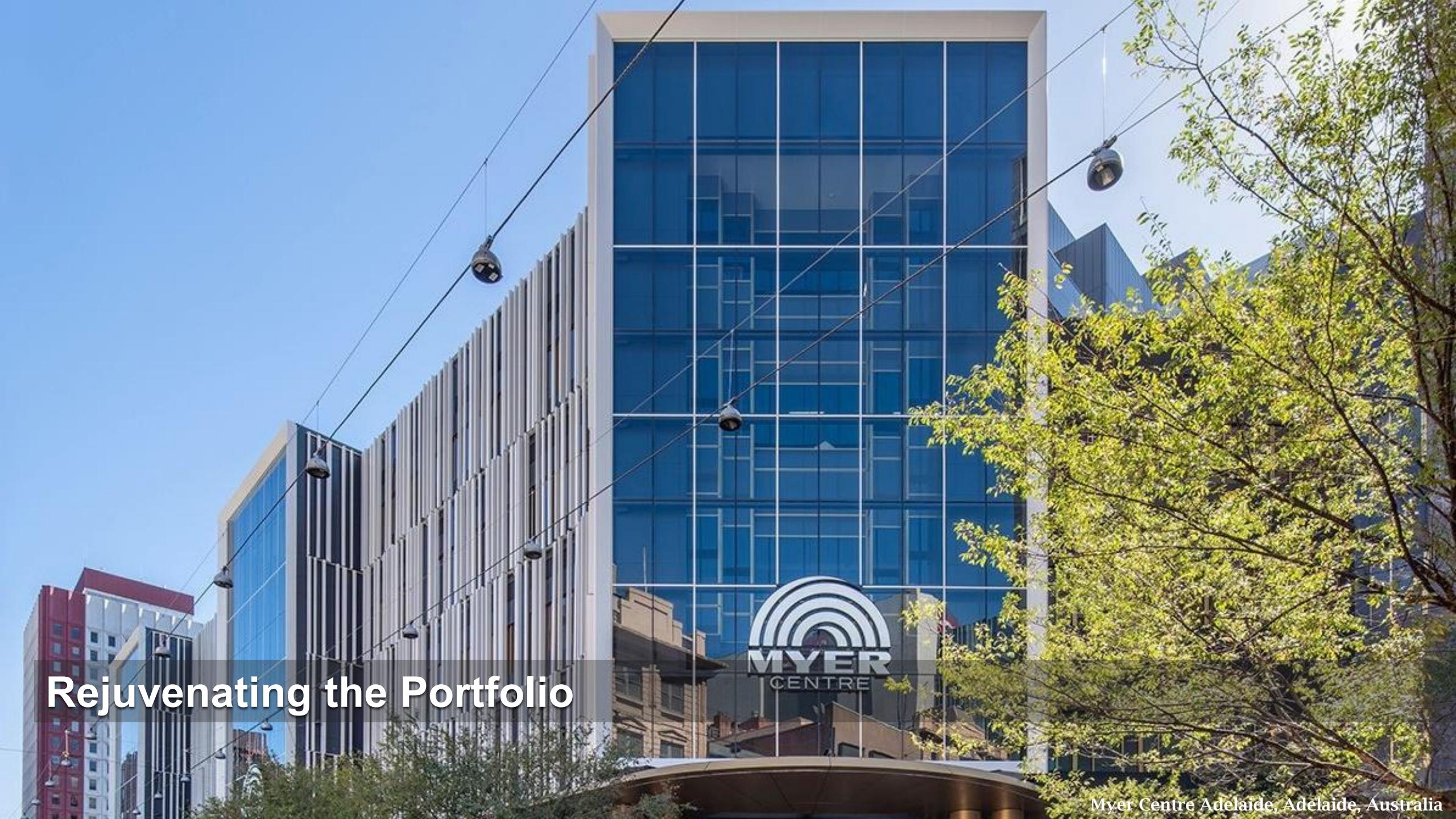
- In FY24/25, Wisma Atria Property (Retail)'s shopper traffic improved by 5.0% y-o-y, while tenant sales decreased by 5.2% y-o-y

Occupancy Cost Versus Peers



Mall A: Premium integrated resort
REIT 1: Suburban retail portfolio
Mall B: Large popular city fringe mall

Absolute tenants' margin



Rejuvenating the Portfolio

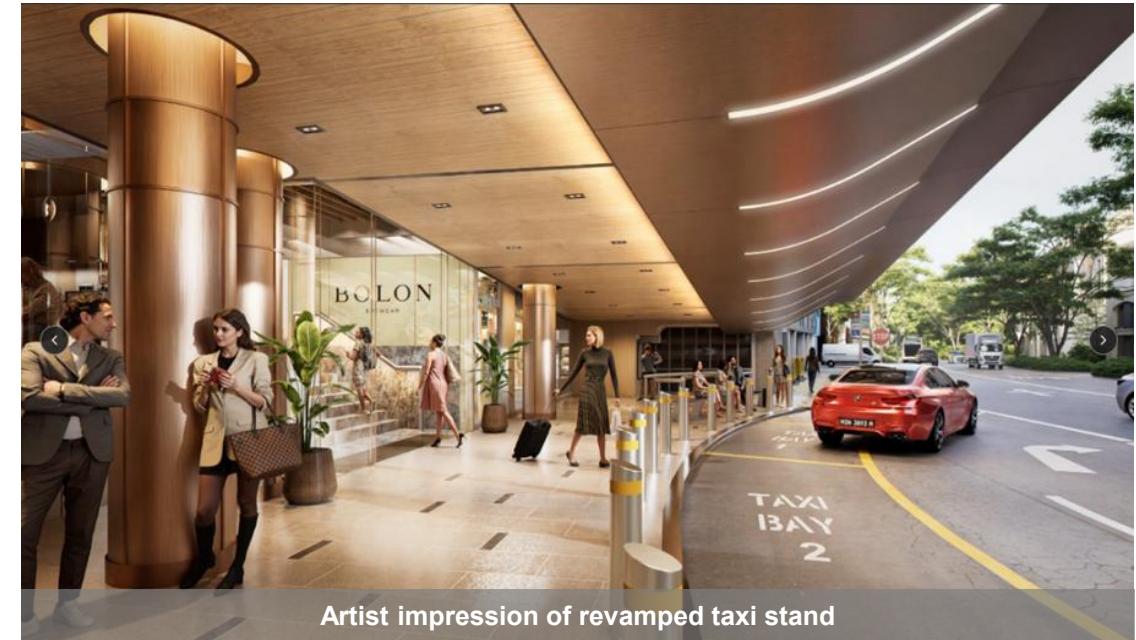
Myer Centre Adelaide, Adelaide, Australia

Wisma Atria Taxi Stand

- As part of Wisma Atria's ongoing rejuvenation efforts, the taxi drop-off point will be redesigned with a contemporary look to complement the completed interior upgrading works
- The \$0.8 million enhancement works aim to elevate the arrival experience and reinforce the refreshed identity of Wisma Atria
- Works have commenced with expected completion in 2026



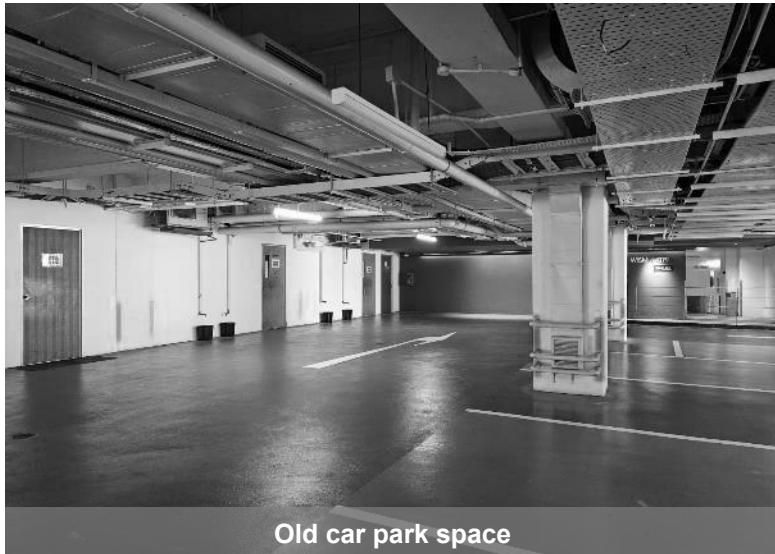
Existing taxi stand exterior



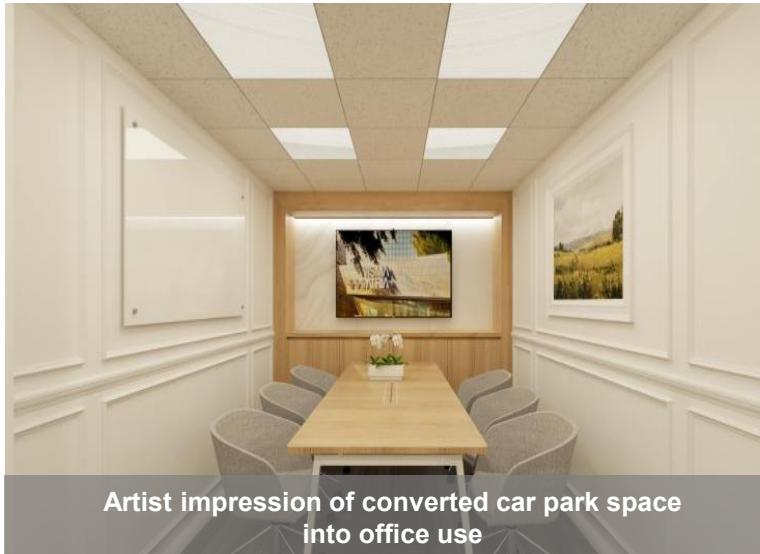
Artist impression of revamped taxi stand

Wisma Atria Conversion of Level 7 Car Park into Commercial Space

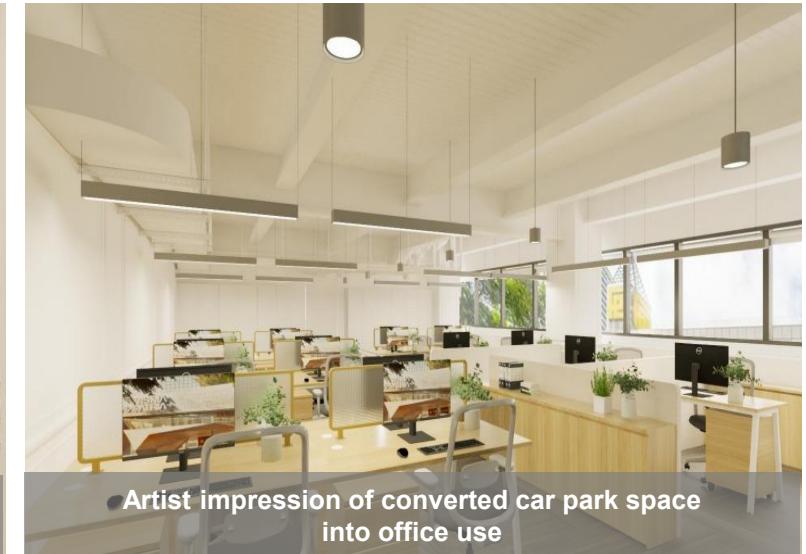
- Repurposing part of car park space into productive commercial use to optimise asset efficiency
- This initiative has freed up leasable office space of 3,250 sq ft in Ngee Ann City Property
- Return on investment of above 8%
- Works have been completed and the space was handed over to the property manager



Old car park space



Artist impression of converted car park space into office use



Artist impression of converted car park space into office use

Myer Centre Adelaide – UNIQLO Expansion

- ❑ Uniqlo Australia Pty Ltd has expanded its ground floor unit in Myer Centre Adelaide into a duplex store, almost doubling its store size to about 19,000 sq ft
- ❑ Structural reconfiguration works have been completed
- ❑ Grand opening was on 17 October 2025



ESG Initiatives



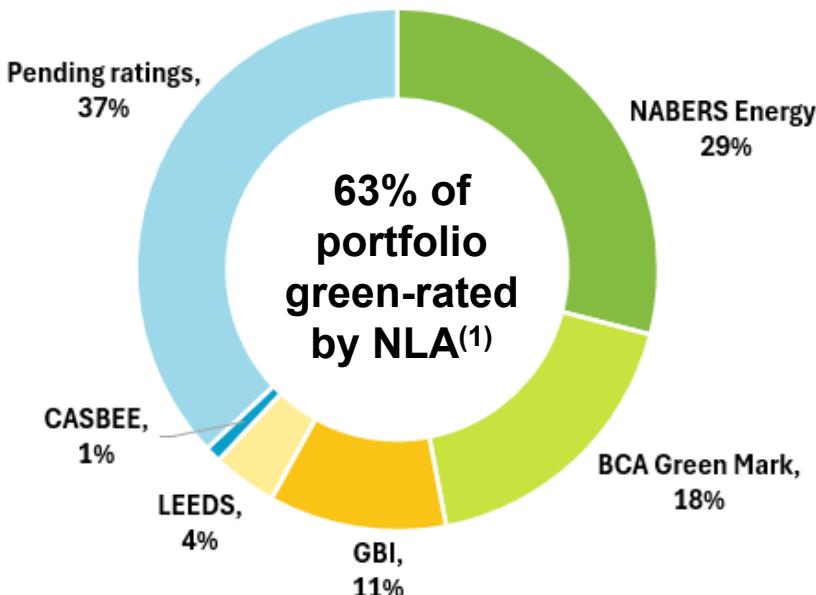
Plaza Arcade, Perth, Australia

Our Commitment to Sustainability

Green Certification Achievements

2030 Target

Attain green certifications or equivalent for at least 70% of portfolio by NLA



Note:

1. As at 30 June 2025.

Transitioning to a Low Carbon Portfolio

Target

Reduce landlord energy intensity by 10% by FY30/31 (base year: FY21/22)

▼ 6.8%

Reduce Scope 1 and 2 GHG emissions intensity by 20% by FY29/30 (base year: FY23/24)

On track (new)

Progress to Our Key Environmental Initiatives



Completed chiller system replacement in Wisma Atria on Cooling-as-a-Service scheme



On-site solar PV systems at Myer Centre Adelaide and Lot 10 Property



Celebrating Our
20 Years ANNIVERSARY *Growth* Together

Celebrating 20 Years of Growth

❑ Navigating Global Crisis Since 2005

- 2008 – Global Financial Crisis
- 2010 – European Debt Crisis
- 2020 – COVID-19 Pandemic

❑ Our Key Learnings

- Resilience
- Innovation
- Financial Discipline and Prudence

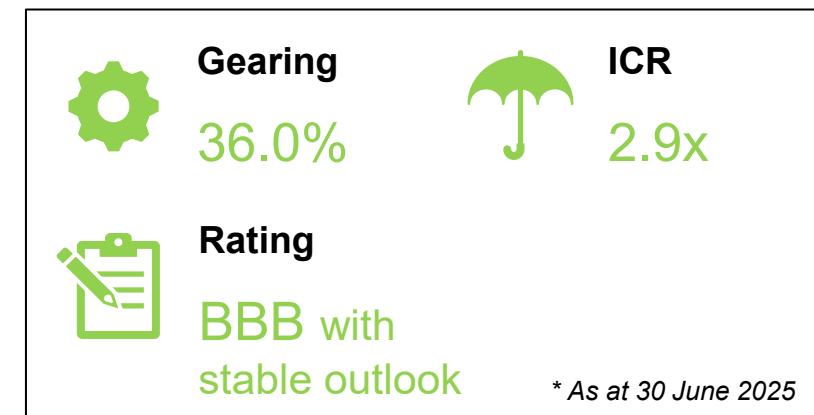


□ Asset / Portfolio

- Portfolio has increased from 2 Singapore properties to 9 across the Asia Pacific Region
- Asset values have grown by 111%, reaching S\$2.8 billion as at 30 June 2025

□ Sustainable Growth

- No major dilutive equity fund raising (including rights issue and/or capital top-up in the past decade)
- Sound financial standing with healthy gearing and rated BBB with stable outlook





Looking Ahead

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a peneraju
n global

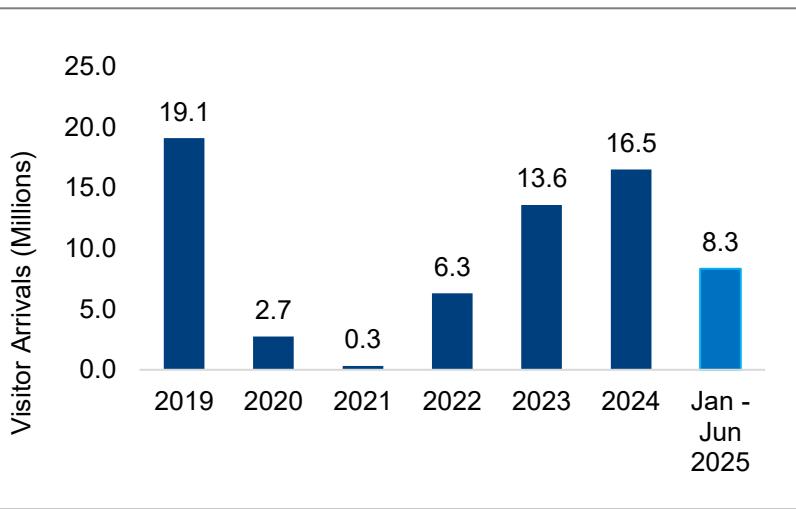
 Sun Life

H&M

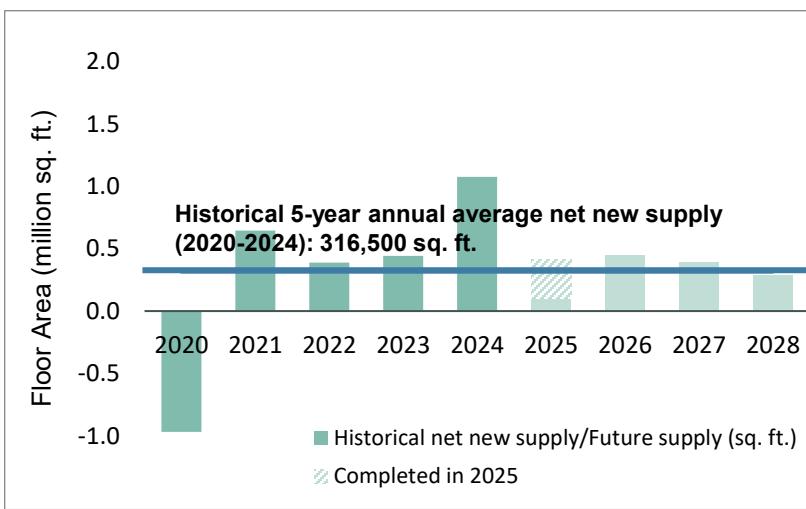
Lot 10, Kuala Lumpur, Malaysia

Outlook Remains Positive

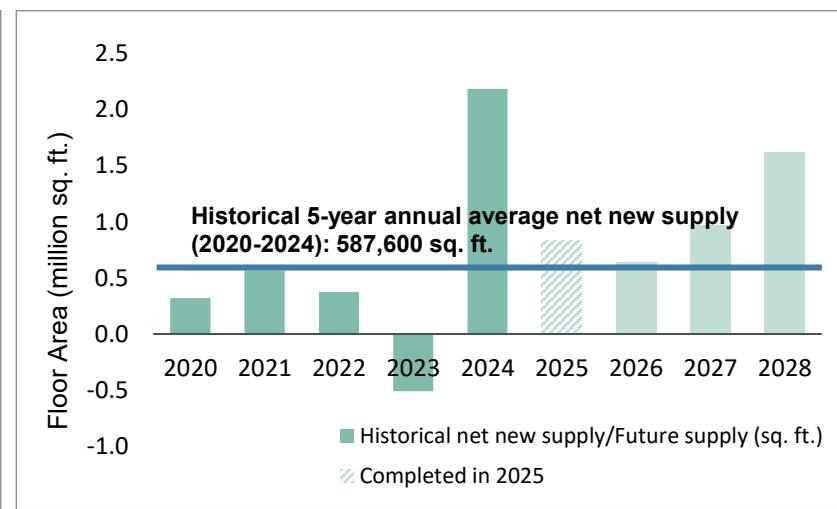
INTERNATIONAL VISITOR ARRIVALS⁽¹⁾



RETAIL S'PORE Historical 5-yr annual average net supply and future supply



OFFICE S'PORE Historical 5-yr annual average net supply and future supply



CBRE Singapore Research.

- STB expects 2025 international visitor arrivals of 17.0 to 18.5 million, and S\$29.0 to S\$30.5 billion in tourism receipts⁽²⁾
- New attractions: Rainforest Wild Asia, Mandai Rainforest Resort, Singapore Oceanarium
- Orchard Road's retail vacancy rate improved by 0.3 ppt to 6.4% in 2Q 2025, driven by resilient retailer sentiment and strong visitor arrivals
- Prime Orchard Road retail rents grew 2.6% y-o-y in 2Q 2025

CBRE Singapore Research.

- Growth of Grades A and B Core CBD rents due to back-to-office and flight-to-quality trends
- No new office supply in Orchard Road market from 2025 to 2027

Notes:

- Singapore Tourism Analytics Network, Monthly Visitor Arrivals.
- Singapore Tourism Board (STB) "Singapore Achieves Historical High in Tourism Receipts in 2024", 4 February 2025.



Thank You

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