



REDEMPTION OF S\$100,000,000 3.85 PER CENT. PERPETUAL SECURITIES (ISIN: SGXF40957189) (THE "PERPETUAL SECURITIES") ISSUED BY HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED (IN ITS CAPACITY AS TRUSTEE OF STARHILL GLOBAL REAL ESTATE INVESTMENT TRUST) (THE "ISSUER") UNDER THE S\$2,000,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME

We refer to:

- (a) the trust deed dated 3 January 2020 made between (1) Starhill Global REIT MTN Pte. Ltd. as issuer of Notes ("SGRMPL") and HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Starhill Global Real Estate Investment Trust) ("Starhill Global REIT") as issuer of Notes and Perpetual Securities (the "Starhill Global REIT Trustee"), (2) HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Starhill Global REIT) as guarantor of Notes issued by SGRMPL and the Specified Issuers (the "Guarantor"), and (3) DB International Trust (Singapore) Limited, as trustee for the holders of the Securities (the "Trustee"), as amended and supplemented by the supplemental trust deed dated 25 September 2020 made between (1) SGRMPL and the Starhill Global REIT Trustee, as issuers, (2) the Guarantor, as guarantor, and (3) the Trustee, as trustee (the "Trust Deed");
- (b) the pricing supplement dated 10 December 2020 relating to the Perpetual Securities (the "**Pricing Supplement**"); and
- (c) the global certificate issued in respect of the Perpetual Securities.

Terms defined in the Trust Deed and the Pricing Supplement shall have the same meanings in this Notice, except where the context otherwise requires or except where otherwise specifically provided herein.

NOTICE IS HEREBY GIVEN that the Issuer elects to redeem all of the Perpetual Securities on 15 December 2025 (the "**Redemption Date**") pursuant to Condition 5(b) of the terms and conditions of the Perpetual Securities at the Redemption Amount, together with distribution accrued from (and including) the immediately preceding Distribution Payment Date to (but excluding) the Redemption Date.

The details of the redemption in respect of the Perpetual Securities are as follows:

ISIN Code:	SGXF40957189
Redemption Date:	15 December 2025, being the First Reset Date.
Redemption Price:	S\$250,000 for every S\$250,000 in principal amount of Perpetual Securities, together with the distribution accrued from (and including) the immediately preceding Distribution Payment Date to (but excluding) the Redemption Date.
Manner of Redemption:	On the Redemption Date, the Global Certificate shall be

presented and surrendered by The Central Depository (Pte) Limited to the Principal Paying Agent at One Raffles Quay, #16-00 South Tower, Singapore 048583.

Method of Payment:

On the Redemption Date, the Redemption Price shall be paid to The Central Depository (Pte) Limited.

Upon the redemption of the Perpetual Securities, the Perpetual Securities will be cancelled thereafter and delisted from the Singapore Exchange Securities Trading Limited.

By Order of the Board

YTL Starhill Global REIT Management Limited
(*Company registration no. 200502123C*)
(as manager of Starhill Global Real Estate Investment Trust)

Amy Chiang
Joint Company Secretary
Singapore
31 October 2025

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 nine properties in Singapore, Australia, Malaysia, Japan and China, valued at about S\$2.8 billion as at 30 June 2025.

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 Property in Kuala Lumpur, Malaysia; and a property each in Tokyo, Japan and 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.