



SGX-ST Announcement

A\$70 MILLION AND S\$70 MILLION DEBT FACILITIES AND RULE 704(31) DISCLOSURE

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:

- (a) The Trust Company (RE Services) Limited (in its capacity as trustee of SG REIT (WA) Trust) (the "**Australian Borrower**") and HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Starhill Global REIT) (the "**Starhill Global REIT Trustee**") have today entered into a facility agreement (the "**Term Loan Facility Agreement**") with a bank for a six-year unsecured sustainability-linked term loan facility of A\$70 million (the "**Term Loan Facility**") granted to the Australian Borrower and the Starhill Global REIT Trustee, where borrowings of the Australian Borrower are guaranteed by the Starhill Global REIT Trustee; and
- (b) the Starhill Global REIT Trustee has today entered into a facility agreement (the "**Revolving Credit Facility Agreement**") with a bank for a six-year unsecured sustainability-linked committed revolving credit facility of S\$70 million (the "**Revolving Credit Facility**").

SG REIT (WA) Trust is a special purpose unit trust constituted in Australia and wholly-owned by Starhill Global REIT and its wholly-owned subsidiary, SG REIT (WA) Pte. Ltd. The Term Loan Facility will be used to refinance the Australian Borrower's existing debts and/or for its general corporate funding requirements (the "**Loan Refinancing**").

The Revolving Credit Facility will be available for drawing in October 2026 and is expected to be utilised in full to refinance the existing S\$70 million unsecured medium term notes guaranteed by the Starhill Global REIT Trustee upon its maturity in October 2026 (the "**MTN Refinancing**").

Following the Loan Refinancing and the MTN Refinancing, the above transactions are not expected to have a material impact on the gearing of Starhill Global REIT.

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 each Facility Agreement, the relevant lender has the right to require repayment of all amounts owing under that Facility Agreement in the event (each, a "**Change of Control Event**") that:

- (a) the Manager or any of its Affiliates (as defined in the relevant Facility Agreement) ceases to be the manager of Starhill Global REIT and a replacement manager reasonably acceptable to the lender is not appointed on or prior to the date of such cessation; or
- (b) YTL Corporation Berhad (or such other entity as may be acceptable to that lender) 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 a Change of Control Event occurs when the full amount of Starhill Global REIT's committed revolving credit facilities has been drawn and the above refinancing exercises have completed, the aggregate level of facilities that may be affected is approximately S\$1,383.2 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)

Amy Chiang
Joint Company Secretary
Singapore
29 April 2026

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, 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.