Starhill Global Real Estate Investment Trust
Financial Statements Announcement
For the First Quarter Ended 31 March 2011

These financial statements for the quarter from 1 January 2011 to 31 March 2011 have not been audited or reviewed by our auditors.

Starhill Global Real Estate Investment Trust ("Starhill Global REIT" or "Trust"), is a real estate investment trust constituted by the Trust Deed entered into on 8 August 2005 (amended and restated on 10 December 2007 and supplemented by a second Supplemental Deed dated 22 April 2010 and a third Supplemental Deed dated 7 June 2010) between YTL Starhill Global REIT Management Limited as the Manager of Starhill Global REIT and HSBC Institutional Trust Services (Singapore) Limited as the Trustee of Starhill Global REIT. Starhill Global REIT was listed on the main board of the Singapore Exchange Securities Trading Limited on 20 September 2005.

The principal activity of Starhill Global REIT and its subsidiaries (the "Group") is to invest primarily in prime real estate used mainly for retail and/or office purposes, with the objective of delivering regular and stable distributions to Unitholders ("Unitholders") and to achieve long-term growth in the net asset value per unit.

As at 31 March 2011, the property portfolio of Starhill Global REIT consists of:

- 257 strata lots representing 74.23% of the total share value of the strata lots in Wisma Atria ("Wisma Atria Property") and 4 strata lots representing 27.23% of the total share value of the strata lots in Ngee Ann City ("Ngee Ann City Property") (collectively the "Singapore Properties");
- 100% interest in Starhill Gallery and the Lot 10 Property in Kuala Lumpur, Malaysia (collectively the "Malaysia Properties");
- 100% interest in Renhe Spring Zongbei Department Store in Chengdu, China (the "Renhe Spring Zongbei Property");
- 100% interest in David Jones Building in Perth, Australia (the "David Jones Building Property");
- 100% interest in seven properties in Tokyo, Japan (the "Japan Properties").

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SUMMARY OF STARHILL GLOBAL REIT'S RESULTS FOR THE FIRST QUARTER ENDED 31 MARCH 2011

	Group 01/01/11 to 31/03/11 S$'000	Group 01/01/10 to 31/03/10 S$'000	Increase / (Decrease) %
Gross revenue	45,847	37,622	21.9%
Net property income	37,055	29,138	27.2%
Income available for distribution	23,952	18,730	27.9%
Income to be distributed to:			
- Convertible preferred units ("CPU") Holders	2,357	-	NM
- Unitholders	20,790	18,384	13.1%
Total income to be distributed	23,147	18,384	25.9%

	Group 01/01/11 to 31/03/11	Group 01/01/10 to 31/03/10	Increase / (Decrease)
	Cents per unit/CPU		
Distribution per unit ("DPU")/per CPU			
CPU Holders			
For the quarter from 1 January to 31 March [1]	1.36	-	NM
Annualised (based on the three months ended 31 March)	5.52	-	NM
Unitholders			
For the quarter from 1 January to 31 March	1.07	0.95	12.6%
Annualised (based on the three months ended 31 March)	4.34	3.85	12.7%

DISTRIBUTION DETAILS

Distribution period	1 January 2011 to 31 March 2011
Distribution amount to:	
CPU Holders	1.36 cents per CPU [1]
Unitholders	1.07 cents per unit
Books closure date	5 May 2011
Payment date	31 May 2011

Footnote:

(1) The actual distribution to CPU Holders for the quarter from 1 January 2011 to 31 March 2011 is 1.3617 cents.

1(a) Income statement together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Total Return and Distribution (1Q 2011 vs 1Q 2010)

	Notes	Group 01/01/11 to 31/03/11 S$'000	Group 01/01/10 to 31/03/10 S$'000	Increase / (Decrease) %	Trust 01/01/11 to 31/03/11 S$'000	Trust 01/01/10 to 31/03/10 S$'000	Increase / (Decrease) %
Gross revenue	(a)	**45,847**	**37,622**	**21.9%**	**27,629**	**28,407**	**(2.7%)**
Maintenance and sinking fund contributions		(1,478)	(1,478)	-	(1,415)	(1,415)	-
Property management fees	(b)	(1,128)	(1,161)	(2.8%)	(824)	(847)	(2.7%)
Property tax	(c)	(3,317)	(3,081)	7.7%	(2,498)	(2,604)	(4.1%)
Other property expenses	(d)	(2,869)	(2,764)	3.8%	(920)	(1,023)	(10.1%)
Property expenses		**(8,792)**	**(8,484)**	**3.6%**	**(5,657)**	**(5,889)**	**(3.9%)**
Net property income		**37,055**	**29,138**	**27.2%**	**21,972**	**22,518**	**(2.4%)**
Finance income	(e)	172	267	(35.6%)	55	196	(71.9%)
Dividend income from subsidiaries		-	-	-	757	-	NM
Fair value adjustment on security deposits	(f)	(88)	(28)	214.3%	(21)	(41)	(48.8%)
Management fees	(g)	(3,432)	(2,960)	15.9%	(3,126)	(2,917)	7.2%
Trust expenses	(h)	(940)	(877)	7.2%	(613)	(419)	46.3%
Finance expenses	(i)	(8,333)	(6,834)	21.9%	(3,486)	(4,372)	(20.3%)
Non property expenses		**(12,621)**	**(10,432)**	**21.0%**	**(6,434)**	**(7,553)**	**(14.8%)**
Net income before tax		**24,434**	**18,706**	**30.6%**	**15,538**	**14,965**	**3.8%**
Change in fair value of unrealised derivative instruments	(j)	7,815	2,259	245.9%	7,889	2,650	197.7%
Unrealised foreign exchange loss		-	-	-	(6,218)	(1,970)	215.6%
Total return for the period before tax and distribution		**32,249**	**20,965**	**53.8%**	**17,209**	**15,645**	**10.0%**
Income tax expense	(k)	(1,300)	(774)	68.0%	-	-	-
Total return for the period after tax, before distribution		**30,949**	**20,191**	**53.3%**	**17,209**	**15,645**	**10.0%**
Non-tax deductible/(chargeable) items and other adjustments	(l)	(6,997)	(1,461)	378.9%	6,743	3,085	118.6%
Income available for distribution		**23,952**	**18,730**	**27.9%**	**23,952**	**18,730**	**27.9%**

Footnotes:

(a) Gross revenue comprises gross rent and other revenue earned from investment properties, including turnover rent. The increase in gross revenue for the Group was mainly due to the contributions from the Malaysia Properties acquired in June 2010, full quarter contribution from David Jones Building Property acquired in January 2010 as well as higher revenue from Renhe Spring Zongbei Property, offset by the decrease in revenue from Singapore Properties and Japan Properties. Revenue from overseas properties accounted for approximately 40% (2010: 25%) of total gross revenue for the three months ended 31 March 2011.

(b) Property management fees comprise mainly 3.0% per annum and 1.8% per annum of the gross revenue from Singapore Properties and Japan Properties respectively, and 0.8% per annum of gross sales of Renhe Spring Zongbei Property.

(c) The increase in property tax expense for the current period was mainly due to property tax expenses of the Malaysia Properties and David Jones Building Property, offset by a fall in property tax expenses of the Singapore Properties for the three months ended 31 March 2011.

(d) Other property expenses for the current period are higher mainly due to higher operating expenses incurred by Renhe Spring Zongbei Property, offset by lower operating expenses of the Singapore Properties for the three months ended 31 March 2011.

(e) Represents interest income from bank deposits and current accounts for the three months ended 31 March 2011.

(f) Represents mainly the change in fair value of security deposits stated at amortised cost in accordance with Financial Reporting Standard ("FRS") 39 for the three months ended 31 March 2011.

(g) Management fees consist mainly the base fee, which is calculated based on 0.5% per annum of the value of the trust property. The higher fee for the three months ended 31 March 2011 is in line with the higher average value of the trust property during the current period.

(h) The increase in trust expenses is mainly due to higher professional fees incurred by the Trust for the three months ended 31 March 2011.

(i) Finance expenses are higher for the current period mainly due to the interest incurred on the Australia term loan and Malaysia medium term notes ("MTN") taken up in relation to the acquisition of overseas properties in 2010, offset by the lower interest costs incurred by the Trust post refinancing.

(j) Represents mainly the change in fair value of cross currency swaps which were entered into in relation to the acquisition of Japan Properties. The unrealised gain on the cross currency swaps was partially offset by a decrease in value of Japan Properties as a result of the weakening of Japanese Yen for the three months ended 31 March 2011.

(k) Income tax expense includes withholding tax, corporate tax and deferred tax provided for in relation to the overseas properties. The increase in tax expense in the current period is mainly due to higher corporate and withholding taxes provided for Renhe Spring Zongbei Property.

(l) See details in the distribution statement below.

Distribution Statement (1Q 2011 vs 1Q 2010)

	Notes	Group 01/01/11 to 31/03/11 S$'000	Group 01/01/10 to 31/03/10 S$'000	Increase / (Decrease) %	Trust 01/01/11 to 31/03/11 S$'000	Trust 01/01/10 to 31/03/10 S$'000	Increase / (Decrease) %
Total return after tax, before distribution		**30,949**	**20,191**	**53.3%**	**17,209**	**15,645**	**10.0%**
Non-tax deductible/(chargeable) items:		(6,997)	(1,461)	378.9%	6,743	3,085	118.6%
Finance costs	(m)	494	338	46.2%	746	810	(7.9%)
Sinking fund contribution		294	293	0.3%	294	293	0.3%
Depreciation		51	51	-	51	51	-
Change in fair value of unrealised derivative instruments		(7,815)	(2,259)	245.9%	(7,889)	(2,650)	197.7%
Deferred income tax		46	113	(59.3%)	-	-	-
Unrealised foreign exchange loss		-	-	-	6,218	1,970	215.6%
Fair value adjustment on security deposits		88	28	214.3%	21	41	(48.8%)
Other items	(n)	(155)	(25)	520.0%	789	463	70.4%
Net overseas income not distributed to the Trust, net of amount received		-	-	-	6,513	2,107	209.1%
Income available for distribution		**23,952**	**18,730**	**27.9%**	**23,952**	**18,730**	**27.9%**
Income to be distributed to:							
- CPU Holders	(o)	**2,357**	**-**	**NM**	**2,357**	**-**	**NM**
- Unitholders	(p)	**20,790**	**18,384**	**13.1%**	**20,790**	**18,384**	**13.1%**
Total income to be distributed		**23,147**	**18,384**	**25.9%**	**23,147**	**18,384**	**25.9%**

Footnotes:

(m) Finance costs include mainly amortisation of upfront costs relating to refinancing.

(n) Other items include mainly trustee's fee, straight-line rental adjustments and other non-tax deductible costs.

(o) Subject to the sole discretion of the Manager, the CPU Holders are entitled to a discretionary, non-cumulative variable S$ coupon of up to RM0.1322 per CPU, equivalent to a distribution rate of 5.65% per annum assuming the CPU distribution is paid in full and based on the RM amount of the CPU determined on the date of issuance of the CPU.

(p) Approximately S$0.8 million of income available for distribution for the three months ended 31 March 2011 has been retained to satisfy certain legal reserve requirements in China and for working capital requirements.

NM – Not Meaningful

1(b) (i) Balance sheet, together with comparatives as at the end of the immediately preceding financial year

Balance Sheet as at 31 March 2011

	Notes	Group 31/03/11 S$'000	Group 31/12/10 S$'000	Trust 31/03/11 S$'000	Trust 31/12/10 S$'000
Non-current assets					
Investment properties	(a)	2,645,805	2,654,465	1,812,600	1,812,600
Plant and equipment		508	563	136	186
Interests in subsidiaries		-	-	584,757	595,130
Intangible asset	(b)	10,437	10,662	-	-
Derivative financial instruments	(c)	980	1,176	727	666
Trade and other receivables		2,580	2,005	1,767	1,459
		2,660,310	**2,668,871**	**2,399,987**	**2,410,041**
Current assets					
Trade and other receivables	(d)	9,959	4,703	2,899	4,418
Cash and cash equivalents	(e)	108,893	113,040	65,960	67,886
		118,852	**117,743**	**68,859**	**72,304**
Total assets		**2,779,162**	**2,786,614**	**2,468,846**	**2,482,345**
Non-current liabilities					
Trade and other payables		22,154	20,997	16,692	15,472
Derivative financial instruments	(c)	20,998	25,033	20,998	25,033
Deferred tax liabilities	(f)	17,549	17,739	-	-
Borrowings	(g)	830,986	832,471	563,787	563,201
		891,687	**896,240**	**601,477**	**603,706**
Current liabilities					
Trade and other payables		33,483	33,530	16,574	17,882
Derivative financial instruments	(c)	19,884	24,436	19,884	24,436
Income tax payable		1,204	1,138	-	-
Borrowings	(g)	1,100	1,114	-	-
		55,671	**60,218**	**36,458**	**42,318**
Total liabilities		**947,358**	**956,458**	**637,935**	**646,024**
Net assets		**1,831,804**	**1,830,156**	**1,830,911**	**1,836,321**
Represented by:					
Unitholders' funds		1,658,359	1,656,711	1,657,466	1,662,876
Convertible preferred units (CPU)	(h)	173,445	173,445	173,445	173,445
		1,831,804	**1,830,156**	**1,830,911**	**1,836,321**

Footnotes:

(a) Investment properties have decreased due to the weakening of foreign currencies in relation to its overseas properties as at 31 March 2011.

(b) Intangible asset represents goodwill on acquisition of Top Sure Investment Limited in August 2007. The company owns, Renhe Spring Zongbei Property through its wholly owned subsidiary.

(c) Derivative financial instruments include the fair value of the interest rate swaps, interest rate caps, cross currency swaps and foreign currency contracts entered into in relation to the acquisition of the Group's overseas properties and hedging the interest rate exposure on its borrowings. The decrease in the derivative liabilities as at 31 March 2011 is mainly due to the unrealised gain on the cross currency swaps during the current period.

The current portion of derivative liabilities represent the value of a cross currency swap with a notional amount of S$82.0 million entered into in relation to Japan Properties and maturing within the next 12 months.

(d) The increase in the current portion of trade and other receivables relates mainly to outstanding receivables arising from member card sales of Renhe Spring Zongbei Property for the month of March 2011, which had been fully settled subsequently.

(e) The decrease in cash and cash equivalents is mainly due to the payment of distributions to Unitholders and borrowing costs during the current period, offset by cash generated from operations.

(f) Deferred tax liabilities are mainly in respect to Renhe Spring Zongbei Property and have been estimated on the basis of asset sale at the current book value.

(g) Borrowings include S$446 million term loans, a S$124 million Singapore MTN, a JPY3.1 billion (S$47.2 million) Japan bond, a RMB20.0 million (S$3.8 million) loan payable to a third party in China, a A$63 million (S$82.0 million) term loan and RM330 million (S$137.4 million) Malaysia MTN.

(h) Represents the value of the CPU issued to partially fund the acquisition of Malaysia Properties, net of capitalised costs incurred directly attributable to the CPU issue. The actual number of CPU issued was 173,062,575 at an issue price of S$1.00 per CPU.

1(b) (ii) Aggregate amount of borrowings

	Notes	Group 31/03/11 S$'000	Group 31/12/10 S$'000	Trust 31/03/11 S$'000	Trust 31/12/10 S$'000
Secured borrowings	(a)				
Amount repayable within one year		-	-	-	-
Amount repayable after one year		665,432	666,009	446,000	446,000
		665,432	**666,009**	**446,000**	**446,000**
Unsecured borrowings	(b)				
Amount repayable within one year		1,100	1,114	-	-
Amount repayable after one year		173,906	175,627	124,000	124,000
Total borrowings		**840,438**	**842,750**	**570,000**	**570,000**
Less: Unamortised loan acquisition expenses		(8,352)	(9,165)	(6,213)	(6,799)
Total borrowings		**832,086**	**833,585**	**563,787**	**563,201**

Footnotes:

(a) Secured
The Group has in place S$496 million secured loan facilities from a syndicate of five banks, which comprise three-year term loans of S$446 million (maturing in September 2013) and a three-year revolving credit facilities ("RCF") of S$50 million (maturing in September 2013) (collectively the "Loan Facilities"). There is no amount outstanding on the RCF as at 31 March 2011.

The Loan Facilities are secured on the following:
(i) A first legal mortgage on Ngee Ann City Property;
(ii) A first fixed charge over Ngee Ann City Property's rental collection, operating and fixed deposit accounts;
(iii) An assignment of the Trust's rights, title and interest in the property management agreements, tenancy documents, sale and purchase agreements and proceeds (if any) and insurance policies in relation to Ngee Ann City Property; and
(iv) A fixed and floating charge over the assets of the Trust in relation to Ngee Ann City Property.

The Group acquired the Malaysia Properties through an asset-backed securitisation structure in June 2010. Under the structure, the properties were acquired by Ara Bintang Berhad (a bankruptcy-remote special purpose vehicle) which issued five-year fixed-rate RM330 million (S$137.4 million) of Malaysia MTN to partially fund the acquisition of the Malaysia Properties. The Malaysia MTN have an expected maturity date of 5 years and legal maturity date of 6.5 years, and are secured, inter alia, by a fixed and floating charge over all the assets of Ara Bintang Berhad.

The Group obtained a three-year term loan of A$63 million (S$82.0 million) for the acquisition of David Jones Building Property in January 2010. The loan is repayable in January 2013 and secured by a fixed and floating charge over all the assets of SG REIT (WA) Trust and a mortgage over David Jones Building Property. SG REIT (WA) Trust is wholly owned by the Group.

(b) Unsecured
The Group issued S$124 million five-year Singapore MTN comprised in Series 001 (the "Series 001 Notes") in July 2010 (maturing in July 2015) under its S$2 billion Multicurrency MTN Programme. The Series 001 Notes are unsecured and have a fixed rate interest of 3.405% per annum payable semi-annually in arrear. The Series 001 Notes have been assigned a rating of "BBB-" by Standard & Poor's Rating Services.

The Group has a five-year bond facility of JPY3.1 billion (S$47.2 million) maturing in May 2012, which was used to partially finance the acquisition of Japan Properties. Whilst no security has been pledged, the bondholders have a statutory preferred right, under Japan Asset Liquidation Law, to receive payment of all obligations under the bonds prior to other creditors out of the assets of the issuer.

The Group also has a loan of RMB40.0 million from a third party, which was assumed as part of the acquisition of Renhe Spring Zongbei Property in 2007. The loan is interest-free and repayable in equal and annual instalments, of which three annual instalments of approximately RMB5.7 million each have been repaid as at 31 March 2011. The carrying amount of RMB20.0 million (S$3.8 million) represents the discounted value of the RMB22.9 million (S$4.4 million) loan. The final instalment is due in August 2014.

1(c) Consolidated cash flow statement (1Q 2011 vs 1Q 2010)

	Group 01/01/11 to 31/03/11 S$'000	Group 01/01/10 to 31/03/10 S$'000
Operating activities		
Total return for the period before tax and distribution	32,249	20,965
Adjustments for		
Finance income	(172)	(267)
Fair value adjustment on security deposits	88	28
Depreciation	88	73
Finance expense	8,333	6,834
Change in fair value of unrealised derivative instruments	(7,815)	(2,259)
Operating income before working capital changes	32,771	25,374
Changes in working capital:		
Trade and other receivables	(5,847)	(7,080)
Trade and other payables	2,133	6,857
Income tax paid	(946)	(635)
Cash generated from operating activities	**28,111**	**24,516**
Investing activities		
Net cash outflows on purchase of investment properties (1)	-	(140,006)
Purchase of plant and equipment	(39)	(231)
Interest received on deposits	172	347
Cash flows from investing activities	**133**	**(139,890)**
Financing activities		
Borrowing costs paid	(9,185)	(8,595)
Proceeds from borrowings (2)	-	80,151
Distributions paid to CPU Holders	(2,412)	-
Distributions paid to Unitholders	(20,207)	(18,771)
Cash flows from financing activities	**(31,804)**	**52,785**
Net decrease in cash and cash equivalents	**(3,560)**	**(62,589)**
Cash and cash equivalents at the beginning of the period	113,040	297,937
Effects of exchange rate differences on cash	(587)	(155)
Cash and cash equivalents at the end of the period	**108,893**	**235,193**

(1) Net cash outflows on purchase of the David Jones Building Property include acquisition costs paid during the quarter ended 31 March 2010, but exclude a deposit of S$14.8 million which was paid in November 2009.

(2) Proceeds from borrowings during the quarter ended 31 March 2010 is mainly due to the three-year term loan obtained for the acquisition of the David Jones Building Property in January 2010.

1(d) (i) Statement of movements in Unitholders' Funds (1Q 2011 vs 1Q 2010)

	Notes	Group 01/01/11 to 31/03/11 S$'000	Group 01/01/10 to 31/03/10 S$'000	Trust 01/01/11 to 31/03/11 S$'000	Trust 01/01/10 to 31/03/10 S$'000
Unitholders' funds at the beginning of the period		1,656,711	1,586,528	1,662,876	1,589,418
Operations					
Change in Unitholders' funds resulting from operations, before distributions	(a)	30,949	20,191	17,209	15,645
Increase in Unitholders' funds resulting from operations		**30,949**	**20,191**	**17,209**	**15,645**
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(464)	682	-	-
Exchange differences on monetary items forming part of net investment in foreign operations		(6,218)	(1,970)	-	-
Net loss recognised directly in Unitholders' funds	(b)	**(6,682)**	**(1,288)**	**-**	**-**
Unitholders' transactions					
Distribution to CPU Holders		(2,412)	-	(2,412)	-
Distribution to Unitholders		(20,207)	(18,771)	(20,207)	(18,771)
Decrease in Unitholders' funds resulting from Unitholders' transactions		**(22,619)**	**(18,771)**	**(22,619)**	**(18,771)**
Unitholders' funds at the end of the period		**1,658,359**	**1,586,660**	**1,657,466**	**1,586,292**

Footnotes:

(a) Change in Unitholders' funds resulting from operations for the three months ended 31 March 2011, includes an unrealised gain on derivative instruments of S$7.8 million (2010: S$2.3 million).

(b) The movement in foreign currency translation reserve relates to the exchange differences arising on the translation of foreign controlled entities and intercompany loans that form part of the Group's net investment in the foreign entities.

1(d)(ii) Details of any change in the Units since the end of the previous period reported on

	Notes	Group and Trust 01/01/11 to 31/03/11 Units	Group and Trust 01/01/10 to 31/03/10 Units
Issued units at the beginning of the period		1,943,023,078	1,932,418,044
Management fees issued in units (base fee)		-	2,695,380
Issued units at the end of the period		1,943,023,078	1,935,113,424
Management fees payable in units to be issued (base fee)	(a)	-	-
Management fees payable in units (performance fee)	(b)	-	-
Total issued and issuable units at the end of the period		**1,943,023,078**	**1,935,113,424**
Number of units that may be issued on conversion of CPU outstanding as at the end of the period	(c)	**238,181,358**	-

Footnotes:

(a) The Manager has elected to receive 100% of its base management fees in cash. There are no base fees payable in units for the quarter ended 31 March 2011.

(b) Performance fees are calculated for each six-month period ending 30 June and 31 December.

(c) The CPU Holders have the right to convert the CPU into units after a period of three years commencing from 28 June 2010, the date of issuance of the CPU, at a conversion price of S$0.7266 per unit.

2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice

The figures have not been audited or reviewed by the auditors.

3 Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied

The Group has applied the same accounting policies and method of computation in the financial statements for the current financial period, which are consistent with those described in the audited financial statements for the year ended 31 December 2010, except for the adoption of the new and revised Financial Reporting Standards (FRS) which became effective for financial years beginning on or after 1 January 2011.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change

Not applicable.

6 Consolidated earnings per unit ('EPU') and distribution per unit ('DPU') for the financial period

	Notes	Group 01/01/11 to 31/03/11 S$'000	Group 01/01/10 to 31/03/10 S$'000
Total return for the period after tax, before distribution		30,949	20,191
Income to be distributed to CPU Holders		(2,357)	-
Earnings attributable to Unitholders		28,592	20,191
EPU			
Basic EPU			
Weighted average number of units	(a)	1,943,023,078	1,934,274,861
Earnings per unit (cents)	(b)	1.47	1.04
Diluted EPU			
Weighted average number of units	(c)	2,181,204,436	1,934,274,861
Earnings per unit on a fully diluted basis (cents)		1.42	1.04
DPU			
Number of units issued and issuable at end of period		1,943,023,078	1,935,113,424
DPU for the period based on the total number of units entitled to distribution (cents)	(d)	1.07	0.95

Footnotes:

(a) For the purpose of computing the basic EPU, the earnings attributable to Unitholders and the weighted average number of units during the period are used and have been calculated on a time-weighted basis.

(b) The earnings per unit for the three months ended 31 March 2011 includes an unrealised gain on derivative instruments of S$7.8 million (2010: S$2.3 million).

(c) For the purpose of computing the diluted EPU, the weighted average number of units in issue is adjusted to take into account the conversion of the CPU into 238,181,358 ordinary units at the conversion price of S$0.7266 per unit, and have been calculated on a time-weighted basis.

(d) The computation of 1Q 2011 DPU is based on number of units entitled to distributions comprising the number of units in issue as at 31 March 2011 of 1,943,023,078.

7 Net asset value per unit based on units issued at the end of the period

	Notes	Group 31/03/11	Group 31/12/10	Trust 31/03/11	Trust 31/12/10
Net asset value per unit (S$) based on:					
- units issued at the end of the year	(a)	0.94	0.94	0.94	0.95
- units issued at the end of the year, assuming full conversion of CPU	(b)	0.84	0.84	0.84	0.84

Footnotes:

(a) The number of units used for computation of NAV per unit is 1,943,023,078 which represents the number of units in issue as at 31 March 2011.

(b) For illustrative purpose, the NAV per unit as at 31 March 2011 assuming the full conversion of the CPU into 238,181,358 ordinary units as at the end of the period. For the avoidance of doubt, the CPU is only convertible after three years from the date of its issuance.

8 Review of the performance
Consolidated Statement of Total Return and Distribution
(1Q 2011 vs 1Q 2010)

	Group 01/01/11 to 31/03/11 S$'000	Group 01/01/10 to 31/03/10 S$'000	Increase / (Decrease) %
Gross revenue	**45,847**	**37,622**	**21.9%**
Property expenses	(8,792)	(8,484)	3.6%
Net property income	**37,055**	**29,138**	**27.2%**
Non property expenses	(12,621)	(10,432)	21.0%
Net income before tax	**24,434**	**18,706**	**30.6%**
Change in fair value of unrealised derivative instruments	7,815	2,259	245.9%
Total return for the period before tax and distribution	**32,249**	**20,965**	**53.8%**
Income tax expense	(1,300)	(774)	68.0%
Total return for the period after tax, before distribution	**30,949**	**20,191**	**53.3%**
Non-tax deductible/(chargeable) items and other adjustments	(6,997)	(1,461)	378.9%
Income available for distribution	**23,952**	**18,730**	**27.9%**
Income to be distributed to:			
- CPU Holders	**2,357**	**-**	**NM**
- Unitholders	**20,790**	**18,384**	**13.1%**
Total income to be distributed	**23,147**	**18,384**	**25.9%**

Gross revenue increased mainly due to the contributions by David Jones Building Property and Malaysia Properties which were acquired in January 2010 and June 2010 respectively, as well as higher revenue from Renhe Spring Zongbei Property, offset by the decrease in revenue from the Singapore Properties and Japan Properties. Revenue from overseas properties accounted for approximately 40% (2010: 25%) of total gross revenue for the three months ended 31 March 2011.

Property expenses increased mainly due to property tax expenses of the Malaysia Properties and David Jones Building Property, as well as higher operating expenses incurred by Renhe Spring Zongbei Property, offset by lower expenses of the Singapore Properties during the current period.

Non property expenses were higher mainly due to the interest incurred on the Australia term loan and Malaysia MTN taken up in relation to the acquisition of overseas properties in 2010 and higher management fees during the current period.

The unrealised gain on the derivative instruments for the current period represents mainly the change in fair value of cross currency swaps which were entered into in relation to the acquisition of the Japan Properties.

Income tax expense includes withholding tax, corporate tax and deferred tax provided for in relation to the overseas properties. The increase in tax expense in the current period is mainly due to higher corporate and withholding taxes provided for Renhe Spring Zongbei Property.

Income available for distribution and income to be distributed to CPU Holders and Unitholders for the current period were S$24.0 million and S$23.1 million respectively, being 27.9% and 25.9% higher than the comparative period.

9 Variance between forecast and the actual results

The Trust has not disclosed any forecast to the market.

10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the Group in the next reporting period and the next 12 months

Advance estimates by Ministry of Trade and Industry Singapore ("MTI") indicate that Singapore's GDP expanded by 8.5% y-o-y in 1Q 2011 and 23.5% on a seasonally adjusted q-o-q annualized basis. While growth was mainly led by the manufacturing sector, service producing industries also expanded by 7.2% in the quarter, in line with continued growth in global demand[1]. For the Singapore tourism industry, the strong performance in 2010 should continue into 2011. International visitor arrivals to Singapore reached approximately 2 million in year-to-date February 2011, representing a 15.9% y-o-y growth and the highest ever recorded for the same period[2].

According to CB Richard Ellis ("CBRE"), average monthly retail rents for prime Orchard Road was at S$30.10 per square foot per month ("psfpm") in 1Q 2011, representing a marginal decrease of 0.5% q-o-q. For the office leases, average rents for prime office space and Grade A office spaces rose to S$8.60 psfpm and S$10.30 psfpm respectively in 1Q 2011, reflecting an increase of 3.6% and 4.0% q-o-q respectively. The occupancy rate for Fringe CBD offices improved from 93.1% to 93.6% q-o-q[3].

In 2010, Malaysia's GDP grew 7.2% y-o-y in 2010 compared with a contraction of 1.7% in 2009, bolstered by a rebound in manufacturing and services as well as brisk exports and imports[4]. In 2011, the consensus is that GDP growth will be slower than 2010 with an estimated forecast between 5% to 6%. Private consumption in Malaysia had been a main pillar of the economy in 2010 and the Retail Group Malaysia is predicting that the local retail industry would see growth improve to 6.1% in 2011 from 5.5% in 2010[5].

China's economy grew 10.3% in 2010, up from 9.2% in 2009[6]. This reflects vigorous domestic demand as more than half of its growth came from gross fixed capital formation, about one third from final consumption and a small proportion was due to net exports. The Chinese authorities have taken concerted measure to combat inflation, which should help to bring GDP growth down to a more sustainable pace in 2011. However, there remain upside risks to inflation[7]. In Chengdu, there will be large supply of new rental space in the next two years with shopping centres representing the highest proportion of new supply in 2011.

Australia's GDP grew 2.7% y-o-y in 2010, boosted by the rising terms of trade[8]. Retail occupancy has largely stabilized over the six months to December 2010 with improvement experienced in the CBD and neighborhood sectors. In December 2010, the occupancy for Perth CBD retail space was at 94.4%. Rental growth was relatively subdued across retail categories with more upward adjustments in prime retail stock. In 2010, super prime rents in Perth grew 3.0%[9]. The outlook for the general retail environment remains positive as low unemployment and sturdy growth in the mining and commodity sectors in Western Australia are likely to support shoppers' confidence in 2011.

Due to uncertainties related to the 11 March 2011 Tohoku earthquake, the International Monetary Fund lowered its 2011 growth forecast for Japan from 1.6% to 1.4%. This figure does not account for the effects of power shortages and associated risks with the crisis at the Fukushima Daiichi nuclear power plant. Assuming that these are resolved within a few months, GDP is expected to slow to 1.5% in 2011 before recovering to 2% in 2012[10].

Outlook for the next 12 months

The growth outlook for Singapore remains positive in 2011 with continuing recovery of the global economy. MTI announced that barring any further deterioration in the recent events in Japan and the Middle East, Singapore's GDP growth is expected to moderate to a more sustainable pace in 2011, estimated at between 4-6% in 2011[11]. Low unemployment rate, rising income and positive growth in the tourist arrivals are also expected to have a positive effect on the Singapore retail industry.

Starhill Global REIT's retail properties in Malaysia and Australia have master tenant leases/long-term leases with built-in step-up rents. These will contribute to the stability and sustainability of the income while ensuring organic growth for Starhill Global REIT.

Starhill Global REIT's seven Japan properties sustained no significant damages from the Tohoku earthquake and all tenants resumed business within a week. The properties which contributed 4.0% of total gross revenue in 1Q 2011 are located in central Tokyo, approximately 370km away from the epicentre of the earthquake. The Japan consumer market is expected to experience extended period of restrain on spending on non-essential items and retailers in mass market are least likely to be affected.

Starhill Global REIT remains focused on sourcing attractive property assets in Singapore and overseas while optimising the performance of its portfolio in delivering stable growth and returns to Unitholders. The Manager will continue to actively manage the portfolio and create value from the announced asset redevelopment plans in Wisma Atria and Starhill Gallery. It will also focus on attracting new tenants, managing the rent reviews and strengthening the tenant positioning of its assets over the next 12 months.

Sources

1. Ministry of Trade and Industry Singapore, Singapore's Growth Momentum Picked Up in First Quarter 2011, 14 April 2011
2. Singapore Tourism Board, Tourism Sector Performance for January 2011 and Tourism Sector Performance for February 2011, 28 February 2011 and 30 March 2011 respectively
3. CBRE, Marketview Singapore, First Quarter 2011
4. Business Times, Malaysia 2010 GDP expands 7.2pc, 10 April 2011
5. The Star online, Slower growth expected in 2011, 1 January 2011
6. China Daily, China's economy surges 10.3% in 2010, 20 January 2011
7. Asian Development Bank, Asian Development Outlook 2011, April 2011
8. Australian National Accounts, National Income, Expenditure and Product, 2 March 2011
9. Jones Lang LaSalle, On Point, December 2010
10. International Monetary Fund, World Economy Outlook, April 2011
11. Ministry of Trade and Industry Singapore, "Minister Lim Hng Kiang's reply to Parliament Questions on impact of Middle East, North Africa and Japan on Singapore economy", 11 April 2011

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution:

(1) Distribution to CPU Holders for the period from 1 January 2011 to 31 March 2011 ("CPU Distribution")

(2) Distribution to Unitholders for the period from 1 January 2011 to 31 March 2011 ("Unitholders' Distribution")

Distribution rate:

	CPU Distribution	Unitholders' Distribution
	For the period from 1 January 2011 to 31 March 2011	**For the period from 1 January 2011 to 31 March 2011**
	Cents	Cents
Taxable income component	1.0054	0.7900
Capital component	0.3563	0.2800
Total	**1.3617**	**1.0700**

Par value of units: NA

Tax rate:

Taxable income component

Taxable income distributions are made out of the Trust's taxable income. CPU Holders and Unitholders receiving such distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through partnership or as trading assets).

Capital component

The capital component of the distribution represents a return of capital to CPU Holders and Unitholders for tax purposes and is therefore not subject to income tax. Such distribution refers to the amount of distribution made by the Trust where the income from the underlying properties located overseas has not been received as income by the Trust. For CPU Holders and Unitholders who hold the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the units.

(b) Corresponding period of the immediately preceding financial period

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution: Distribution to Unitholders for the period from 1 January 2010 to 31 March 2010

Distribution rate: 0.95 cents per unit

Distribution type:

Type	Cents
Taxable income component	0.87
Capital component	0.08
Total	**0.95**

Par value of units: NA

Tax rate:

Taxable income component

Taxable income distributions are made out of the Trust's taxable income. Unitholders receiving such distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through partnership or as trading assets).

Capital component

The capital component of the distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. Such distribution refers to the amount of distribution made by the Trust where the income from the underlying properties located overseas has not been received as income by the Trust. For Unitholders who hold the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the units.

Footnote:
NA – Not applicable

(c) Date payable: 31 May 2011

(d) Books Closure Date: 5 May 2011

12 If no distribution has been declared/(recommended), a statement to that effect

Not applicable

13 Directors' confirmation

To the best of our knowledge, nothing has come to the attention of the Board of Directors which may render the unaudited interim financial results of the Group and Trust as at 31 March 2011 (comprising the balance sheets as at 31 March 2011, the statements of total return and distribution, the cash flow statements and statements of changes in Unitholders' funds for the three months ended on that date, together with their accompanying notes) to be false or misleading in any material respect.

On behalf of the Board

Tan Sri Dato' (Dr) Francis Yeoh Sock Ping
Executive Chairman

Ho Sing
Chief Executive Officer/Director

This release 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 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, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

BY ORDER OF THE BOARD
YTL STARHILL GLOBAL REIT MANAGEMENT LIMITED
AS MANAGER OF STARHILL GLOBAL REAL ESTATE INVESTMENT TRUST

Ho Sing
Chief Executive Officer
26 April 2011