

Year 2016 At A Glance

- BHG Retail REIT was constituted on the 18th November 2015 under the laws of the Republic of Singapore.

- SGX Roadshow to Beijing, Shanghai and Chongqing.

- BHG Retail REIT's amount available for distribution for the second quarter ended 30th June 2016 ("2Q 2016") was 4.9% up against forecast.
- Chief Executive Officer of BHG Retail Trust Management Pte. Ltd. invited to speak at International Council of Shopping Centers' Net Operating Income Plus ("ICSC NOI+") conference in Shanghai, and to share about BHG Retail REIT.

NOV 2015

MAR 2016

AUG 2016

DEC 2015

MAY 2016

- On 2nd December 2015, BHG Retail Trust Management Pte. Ltd. launched an initial public offering ("IPO") of units in BHG Retail REIT, and filed its final Prospectus with the Monetary Authority of Singapore ("MAS").
- BHG Retail REIT was listed on the Mainboard of SGX-ST on 11th December 2015, as the first pure-play China retail REIT sponsored by a China-based group.

- BHG Retail REIT's inaugural results ("1Q 2016") beat forecast, with distribution per unit of 1.50 cents for the period from 11th December 2015 ("Listing Date") to 31st March 2016.

- BHG Retail REIT's distribution per unit for the third quarter ended 30th September 2016 ("3Q 2016") of 1.29 cents exceeded forecast by 4.9%, and the amount available for distribution was up 5.1% against the forecast.
- BHG Retail REIT beat forecast in maiden year. Distribution per unit of 5.45 cents for the period from the Listing Date to 31st December 2016 was 2.4% above forecast.

NOV 2016

FEB 2017

SEP 2016

DEC 2016

MAR 2017

- Payment of first semi-annual distribution of 2.85 cents for the period from the Listing Date to 30th June 2016.
- Hong Kong Non-Deal Roadshow.
- Singapore Non-Deal Roadshow.

- Hefei Mengchenglu Mall (合肥蒙城路购物中心) was awarded the "2016 Hefei's Most Popular Shopping Centre of the Year (2016 年度合肥最受欢迎的商场)".



- Singapore Non-Deal Roadshow.
- Payment of second semi-annual distribution of 2.60 cents for the period from 1st July 2016 to 31st December 2016.



ENHANCING GROWTH

Our resilient operational performance is underpinned by the philosophy of proactive engagement with adjacent communities, in-depth knowledge of consumers' pulse, and sustainable tenants' partnership.

PORTFOLIO COMMITTED
OCCUPANCY RATE

97.6%



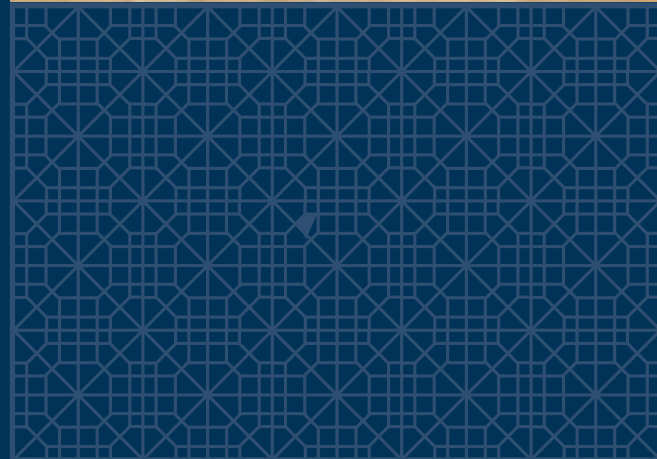




PORTFOLIO VALUATION
\$\$810.7
 MILLION

PURSUING GROWTH

14 Right of First Refusal ("ROFR")
 properties in the pipeline, while exploring
 opportunities for third-party acquisitions



DELIVERING SUSTAINABLE GROWTH

Our inaugural results have beaten the forecast. Our portfolio continues to maintain a healthy level of committed occupancy with positive rental reversion. Looking ahead, we continue to actively seek yield-accretive acquisitions and deliver sustainable returns to our Unitholders.

DISTRIBUTION YIELD
7.87%¹



1. Based on annualised DPU for the period from 11 December 2015 ("Listing Date") to 31 December 2016 and closing price of S\$0.655 as at 30 December 2016.

