

# PORTFOLIO OVERVIEW<sup>1</sup>

## GROSS FLOOR AREA

**311,691 sqm**

## NET LETTABLE AREA

**179,544 sqm**

## NO. OF LEASES

**654**

## FY 2020 GROSS REVENUE

**S\$60.6m**

## INDEPENDENT VALUATION<sup>2</sup>

**RMB4,659.0m**

100%

**RMB3,658.2m**

Based on **60%** Interest of Beijing Wanliu

## FY 2020 NET PROPERTY INCOME

**S\$36.4m**

## OCCUPANCY RATE

**93.5%**

## WEIGHTED AVERAGE LEASE EXPIRY BY NLA

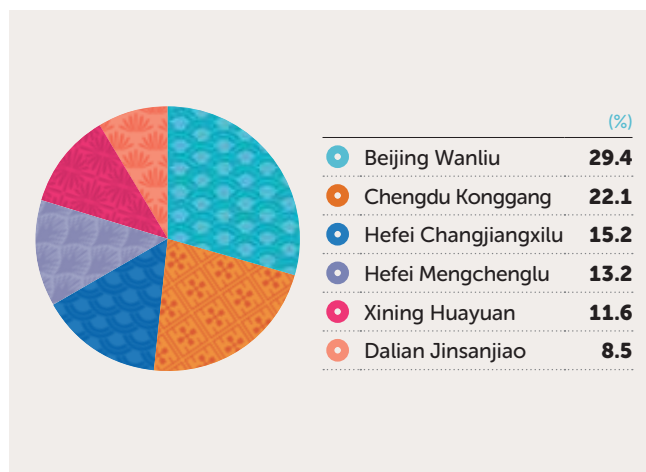
**6.9 years**

## WEIGHTED AVERAGE LEASE EXPIRY BY GROSS RENTAL INCOME

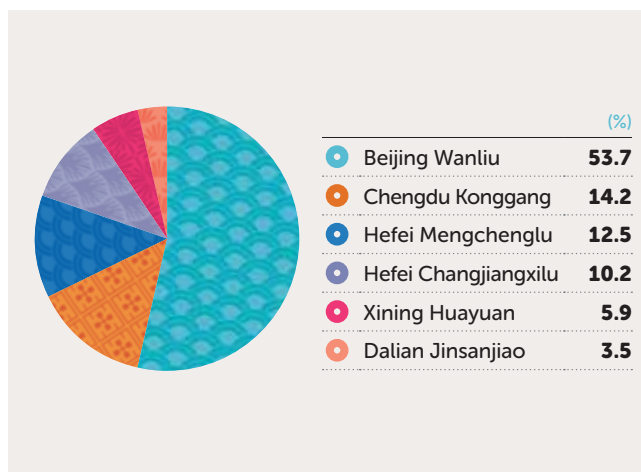
**3.8 years**

BHG Retail REIT's portfolio consists of six retail properties located in areas surrounded by growing middle or upper-middle income households. Our retail malls serve their communities through their wide range of products, excellent experiential services and popular community engagement activities. Of the six properties, four are multi-tenanted, namely Beijing Wanliu, Chengdu Konggang, Hefei Mengchenglu and Hefei Changjiangxilu. The remaining two properties, Xining Huayuan and Dalian Jinsanjiao, are master-leased to BHG Hypermarket Co., Ltd.

### BREAKDOWN OF NLA BY PROPERTY



### BREAKDOWN OF VALUATION BY PROPERTY



1 As at 31 December 2020.

2 Based on independent valuation from Knight Frank Petty Limited as at 31 December 2020.

### PORTFOLIO LEASE EXPIRY PROFILE

(As at 31 December 2020)

As at 31 December 2020, the portfolio has a weighted average lease expiry of 3.8 years by gross rental income, and 6.9 years by net lettable area. Our lease terms typically range from one to three years. Certain key or anchor tenants may be offered longer term leases.

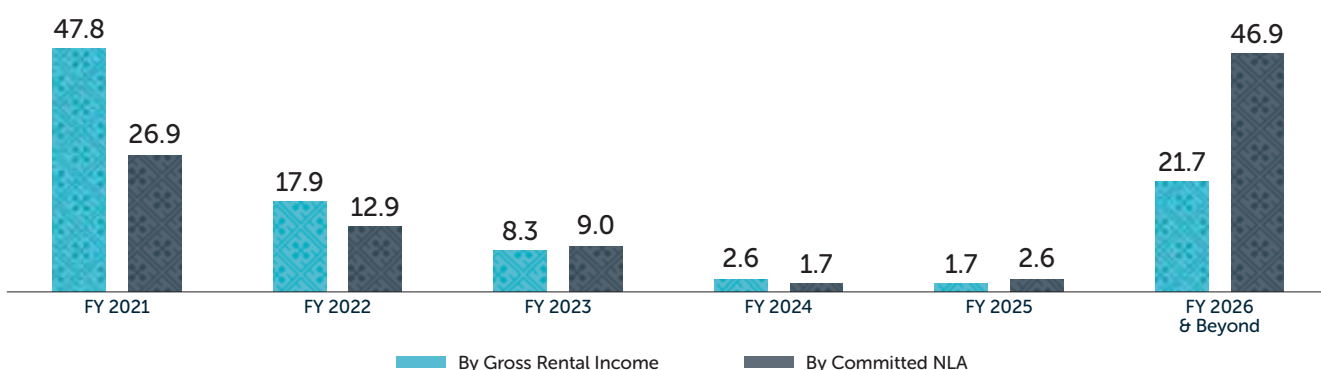
For new and renewed leases which commenced in FY 2020, the weighted average lease expiry based on the date of commencement of the leases is 2.9 years (by gross rental income) and accounts for 32.2% of the gross rental income for the month of December 2020.



### LEASE EXPIRY PROFILE

(As at 31 December 2020)

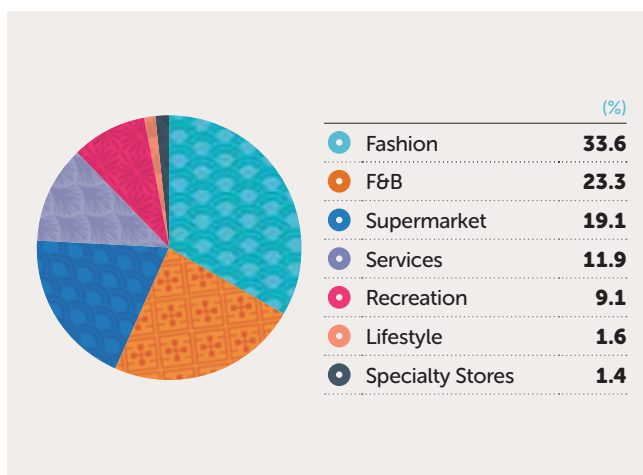
(%)



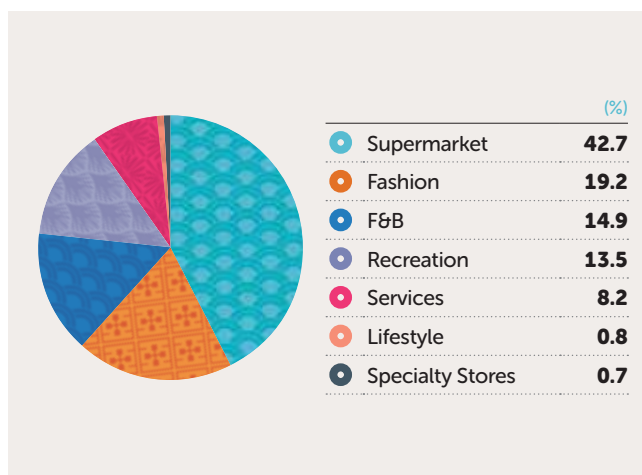
### TENANTS BY TRADE SECTOR

(As at 31 December 2020)

#### BREAKDOWN OF GROSS RENTAL INCOME<sup>1</sup> BY TRADE SECTOR





#### BREAKDOWN OF NET LETTABLE AREA<sup>2</sup> BY TRADE SECTOR







1 As percentage of the portfolio's gross rental income for the month of December 2020.

2 As percentage of the portfolio's net lettable area as at 31 December 2020.

# PORTFOLIO OVERVIEW

	BEIJING WANLIU	CHENGDU KONGGANG
		
Address	No. 2 Bagou Road, Haidian District, Beijing	No. 166 Jinhua Road, Second Section, Shuangliu County, Chengdu
Commencement of Operations (Year)	Aug 2010	Dec 2013
Gross Floor Area ("GFA") sqm	105,920 sqm	71,917 sqm
Net Lettable Area ("NLA") sqm	52,732 sqm	39,646 sqm
No. of Leases	256	184
Independent Valuation <sup>1</sup> (RMB million)	2,502.0 (100%) 1,501.2 (60%)	661.0
Purchase Price <sup>2,3</sup> (RMB million)	1,838.6 (100%) 1,103.1 (60%)	602.1
FY 2020 Gross Revenue (S\$ million)	31.8	10.7
FY 2020 Net Property Income (S\$ million)	20.2	5.4
Occupancy Rate (%)	92.7	96.4
Weighted Average Lease Expiry By NLA (years)	3.9	3.6
Weighted Average Lease Expiry By Gross Rental Income (years)	2.2	2.4
Term of Land Use (Expiring on)	29 Aug 2044 (29 Aug 2054 for car park)	23 May 2047

HEFEI MENGCHENGLU	HEFEI CHANGJIANGXILU	XINING HUAYUAN	DALIAN JINSANJIAO
			
No. 99 Mengcheng Road, Luyang District, Hefei	No. 639 Changjiangxilu Road, Shushan District, Hefei	No. 16-19 Shipo Street, Chengzhong District, Xining	No. 18 Huadong Road, Ganjingzi District, Dalian
Feb 2013	Nov 2010	Aug 2000	Jul 2000
49,699 sqm	48,003 sqm	20,807 sqm	15,345 sqm
23,653 sqm	27,361 sqm	20,807 sqm	15,345 sqm
84	128	1	1
582.0	475.0	274.0	165.0
563.5	334.0 <sup>3</sup>	254.4	135.7
5.3	7.2	3.3	2.3
2.4	3.3	3.0	2.1
81.7	92.4	100.0	100.0
4.7	5.0	14.0 <sup>4</sup>	14.0 <sup>4</sup>
2.1	2.6	14.0 <sup>4</sup>	14.0 <sup>4</sup>
31 Aug 2044	30 April 2043	19 Aug 2048	27 Feb 2042

1 Based on independent valuation from Knight Frank Petty as at 31 December 2020.

2 Based on purchase price and SGD/RMB exchange rate as disclosed in the IPO prospectus.

3 Based on circular to unitholders in relation to the proposed acquisition of Hefei Changjiangxilu.

4 Remaining lease (years)