

PORTFOLIO OVERVIEW¹

GROSS FLOOR AREA

311,691 sqm

INDEPENDENT VALUATION²

RMB 4,678.0m

• 100%

OCCUPANCY RATE

97.0%

NET LETTABLE AREA

180,229 sqm

RMB 3,673.4m

• Based on 60% interest of Beijing Wanliu

WEIGHTED AVERAGE LEASE EXPIRY BY NLA

6.0 years

NO. OF LEASES

788

WEIGHTED AVERAGE LEASE EXPIRY BY GROSS RENTAL INCOME

3.6 years

2021 GROSS REVENUE

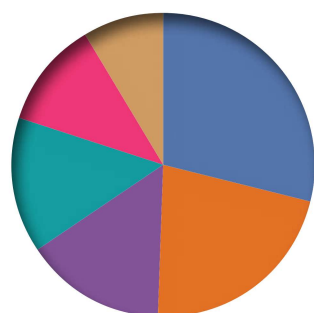
S\$70.6m

2021 NET PROPERTY INCOME

S\$41.8m

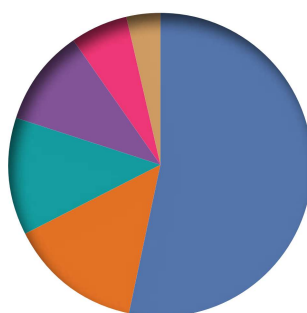
BHG Retail REIT's portfolio consists of six retail properties located in areas surrounded by growing middle or upper-middle income households. Our retail malls serve their communities through their wide range of products, excellent experiential services and popular community engagement activities. Of 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



	(%)
Beijing Wanliu	29.2
Chengdu Konggang	21.7
Hefei Changjiangxilu	15.0
Hefei Mengchenglu	14.1
Xining Huayuan	11.5
Dalian Jinsanjiao	8.5

BREAKDOWN OF VALUATION² BY PROPERTY



	(%)
Beijing Wanliu	53.7
Chengdu Konggang	14.2
Hefei Mengchenglu	12.5
Hefei Changjiangxilu	10.3
Xining Huayuan	5.9
Dalian Jinsanjiao	3.4

1 As at 31 December 2021.

2 Based on independent valuation from Knight Frank Petty Limited as at 31 December 2021.

PORTFOLIO LEASE EXPIRY PROFILE

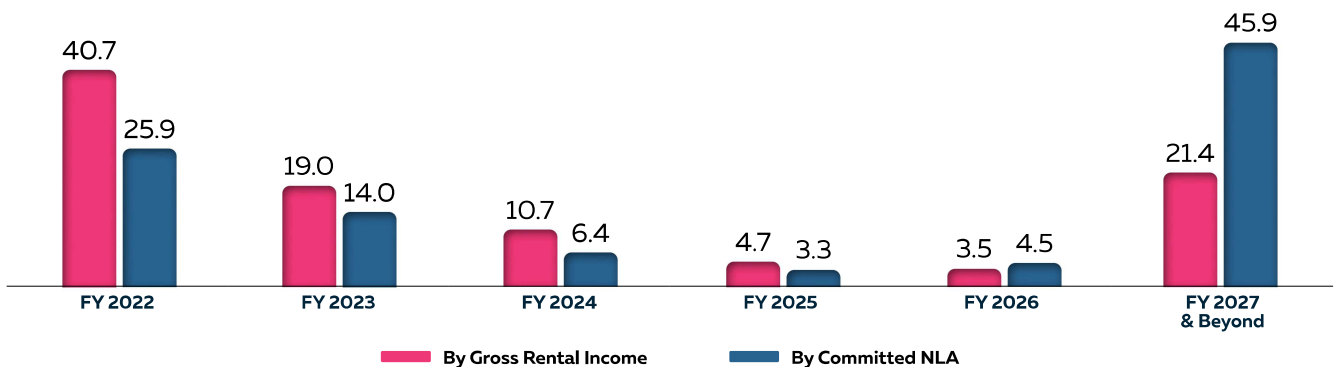
As at 31 December 2021, the portfolio has a weighted average lease expiry of 3.6 years by gross rental income, and 6.0 years by net lettable area. Our lease terms typically range from one to three years. Certain key or anchor tenants may be offered longer term leases.

For new and renewed leases which commenced in FY 2021, the weighted average lease expiry based on the date of commencement of the leases is 1.9 years (by gross rental income) and accounts for 30.6% of the gross rental income for the month of December 2021.



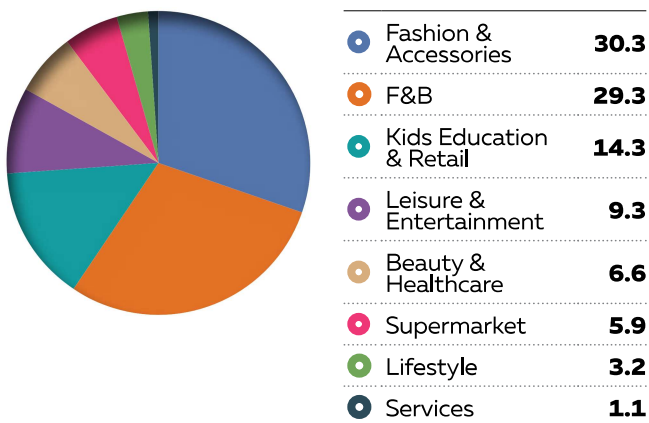
LEASE EXPIRY PROFILE
(As at 31 December 2021)

(%)

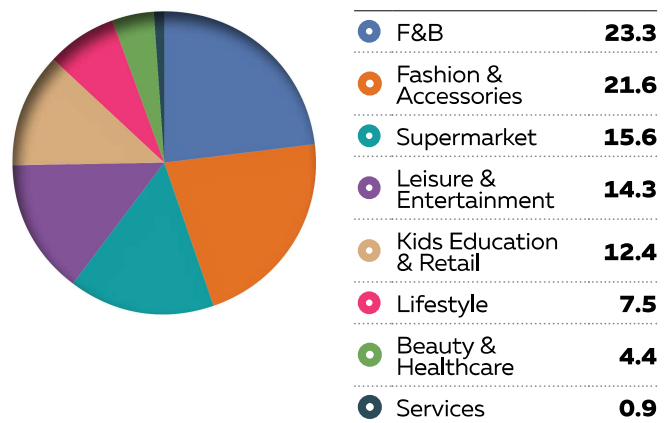


MULTI-TENANTED MALLS
(As at 31 December 2021)

BREAKDOWN OF GROSS RENTAL INCOME¹ BY TRADE SECTOR





BREAKDOWN OF NET LETTABLE AREA² BY TRADE SECTOR



1 As percentage of the portfolio's gross rental income for the month of December 2021.
2 As percentage of the portfolio's net lettable area as at 31 December 2021.

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	52,592 sqm	39,171 sqm
No. of Leases	310	238
Independent Valuation ¹ (RMB million)	2,511.5 (100%) 1,506.9 (60%)	663.0
Purchase Price ^{2,3} (RMB million)	1,838.6 (100%) 1,103.1 (60%)	602.1
FY 2021 Gross Revenue (S\$ million)	38.7	13.3
FY 2021 Net Property Income (S\$ million)	25.0	6.9
Occupancy Rate (%)	96.1	98.0
Weighted Average Lease Expiry By NLA (years)	4.0	3.6
Weighted Average Lease Expiry By Gross Rental Income (years)	2.3	3.1
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
25,329 sqm	26,985 sqm	20,807 sqm	15,345 sqm
85	153	1	1
584.0	480.5	274.0	165.0
563.5	334.0 ³	254.4	135.7
4.7	7.9	3.5	2.5
1.0	3.5	3.2	2.2
91.3	98.2	100.0	100.0
3.4	3.4	13.0 ⁴	13.0 ⁴
2.3	2.6	13.0 ⁴	13.0 ⁴
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 2021.
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).