

# Portfolio Overview<sup>1</sup>

## GROSS FLOOR AREA

**311,691 sqm**

## NET LETTABLE AREA

**178,528 sqm**

## NO. OF LEASES

**799**

## 2023 GROSS REVENUE

**s\$62.0m**

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

**RMB 4,723.0m**

(100%)

**RMB 3,702.6m**

(Based on 60% interest of Beijing Wanliu)

## 2023 NET PROPERTY INCOME

**s\$35.0m**

## OCCUPANCY RATE

**95.6%**

## WEIGHTED AVERAGE LEASE EXPIRY BY NLA

**5.9 years**

## WEIGHTED AVERAGE LEASE EXPIRY BY GROSS RENTAL INCOME

**3.3 years**

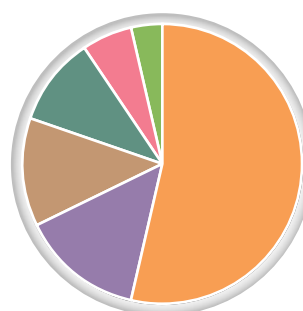
BHG Retail REIT's portfolio consists of six retail properties located in areas surrounded by growing middle or upper-middle income households. Our retail malls serve their communities through their wide range of products, excellent experiential services and popular community engagement activities. Of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

## BREAKDOWN OF NLA BY PROPERTY



Beijing Wanliu	29.4%
Chengdu Konggang	21.3%
Hefei Changjiangxilu	15.0%
Hefei Mengchenglu	14.0%
Xining Huayuan	11.7%
Dalian Jinsanjiao	8.6%

## BREAKDOWN OF VALUATION BY PROPERTY<sup>2</sup>



Beijing Wanliu	54.0%
Chengdu Konggang	14.3%
Hefei Mengchenglu	12.5%
Hefei Changjiangxilu	10.2%
Xining Huayuan	5.6%
Dalian Jinsanjiao	3.4%

<sup>1</sup> As at 31 December 2023.

<sup>2</sup> Based on independent valuation from Colliers International (Hong Kong) Limited as at 31 December 2023.

## PORTFOLIO LEASE EXPIRY PROFILE AS AT 31 DECEMBER 2023

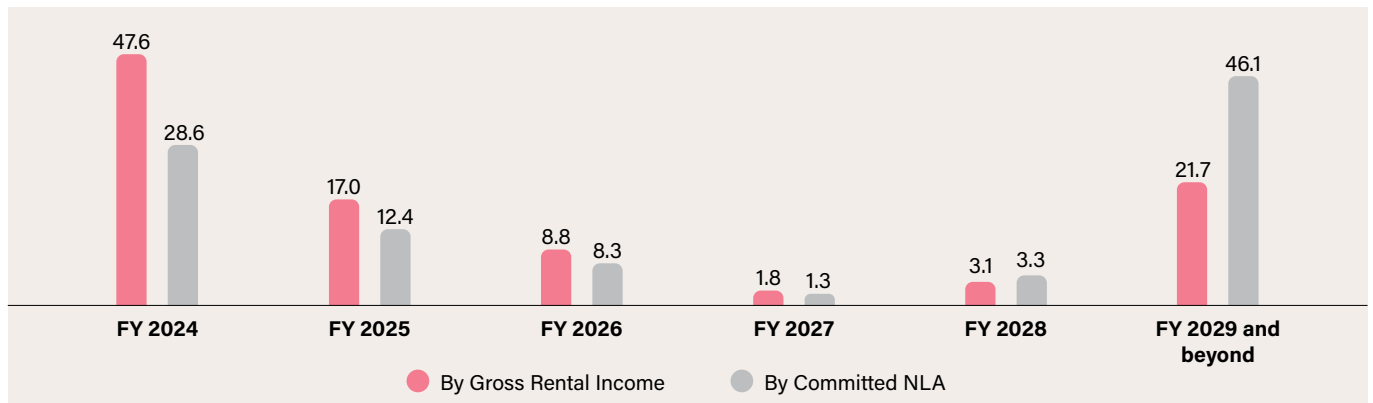
As at 31 December 2023, the portfolio has a weighted average lease expiry of 3.3 years by gross rental income, and 5.9 years by net lettable area. Our lease terms typically range from one to three years. Certain key or anchor tenants may be offered longer term leases.

For new and renewed leases which commenced in FY 2023, the weighted average lease expiry based on the date of commencement of the leases is 1.6 years (by gross rental income) and accounts for 22.1% of the gross rental income for the month of December 2023.



## LEASE EXPIRY PROFILE (%)

(As at 31 December 2023)

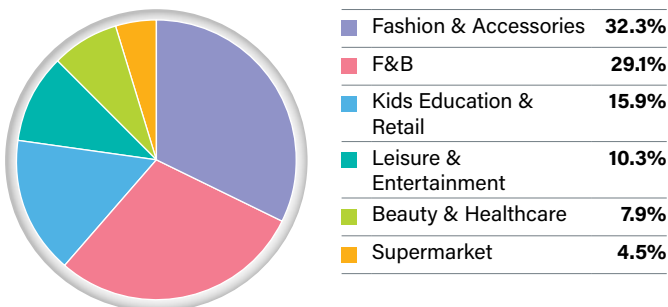


## TENANTS BY TRADE SECTOR

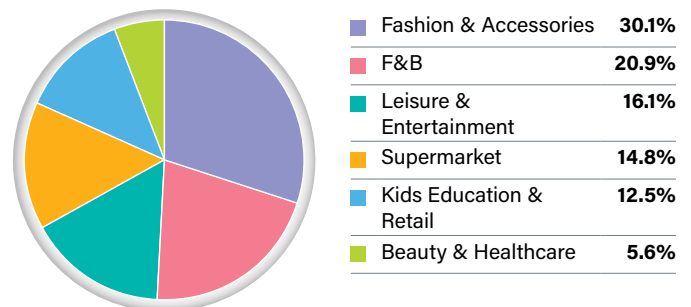
(As at 31 December 2023)

### MULTI-TENANTED MALLS (AS AT 31 DECEMBER 2023)

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



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



<sup>1</sup> As percentage of the portfolio's gross rental income for the month of December 2023.

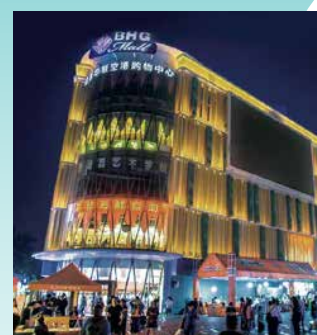
<sup>2</sup> As percentage of the portfolio's net lettable area as at 31 December 2023.

# Portfolio Overview



## BEIJING WANLIU

No. 2  
Bagou Road,  
Haidian District,  
Beijing



## CHENGDU KONGGANG

No. 166  
Jinhua Road,  
Second Section,  
Shuangliu County,  
Chengdu

### Address

### Commencement of Operations (Year)

Aug 2010

Dec 2013

### Gross Floor Area ("GFA") sqm

105,920

71,917

### Net Lettable Area ("NLA") sqm

52,415

38,107

### No. of Leases

321

292

### Independent Valuation<sup>1</sup> (RMB million)

2,551.0 (100%)  
1,530.6 (60%)

674.0

### Purchase Price<sup>2,3</sup> (RMB million)

1,838.6 (100%)  
1,103.1 (60%)

602.1

### FY 2023 Gross Revenue (S\$ million)

36.0

11.5

### FY 2023 Net Property Income (S\$ million)

22.7

5.2

### Occupancy Rate (%)

98.1

96.1

### Weighted Average Lease Expiry By NLA (years)

3.4

2.4

### Weighted Average Lease Expiry By Gross Rental Income (years)

2.0

1.7

### Term of Land Use (Expiring on)

29 Aug 2044  
(29 Aug 2054  
for car park)

23 May 2047  
(23 May 2077  
for car park)



**HEFEI  
MENGCHENGLU**

No. 99  
Mengcheng Road,  
Luyang District,  
Hefei

Feb 2013

49,699

25,084

77

587.0

563.5

3.4

0.2

92.6

6.4

3.5

31 Aug 2044



**HEFEI  
CHANGJIANGXILU**

No. 639  
Changjiangxilu Road,  
Shushan District,  
Hefei

Nov 2010

48,003

26,770

107

483.0

334.0<sup>3</sup>

5.6

1.8

86.3

6.2

3.0

30 April 2043



**XINING  
HUAYUAN**

No. 16-19  
Shipo Street,  
Chengzhong District,  
Xining

Aug 2000

20,807

20,807

1

266.0

254.4

3.2

3.0

100.0

11.0<sup>4</sup>

11.0<sup>4</sup>

19 Aug 2048



**DALIAN  
JINSANJIAO**

No. 18  
Huadong Road,  
Ganjingzi District,  
Dalian

Jul 2000

15,345

15,345

1

162.0

135.7

2.3

2.1

100.0

11.0<sup>4</sup>

11.0<sup>4</sup>

27 Feb 2042

<sup>1</sup> Based on independent valuation from Colliers International (Hong Kong) Limited as at 31 December 2023.

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

<sup>3</sup> Based on circular to unitholders in relation to the proposed acquisition of Hefei Changjiangxilu.

<sup>4</sup> Remaining lease (years).

*This portion of artwork is contributed by Mr Muhd Saifudeen  
from Muscular Dystrophy Association (Singapore)*