

Statistics of Unitholdings

As at 11 March 2026

ISSUED AND FULLY PAID UNITS

519,602,601 (Voting rights: one vote per Unit)

There is only one class of Units.

There are no treasury Units in BHG Retail REIT.

DISTRIBUTION OF UNITHOLDINGS

SIZE OF UNITHOLDINGS	NO. OF UNITHOLDERS	%	NO. OF UNITS	%
1 - 99	7	1.03	335	0.00
100 - 1,000	98	14.43	64,538	0.01
1,001 - 10,000	374	55.08	1,984,062	0.38
10,001 - 1,000,000	189	27.84	7,419,117	1.43
1,000,001 AND ABOVE	11	1.62	510,134,549	98.18
TOTAL	679	100.00	519,602,601	100.00

TWENTY LARGEST UNITHOLDERS

NO.	NAME	NO. OF UNITS	%
1	BEIJING HUA LIAN GROUP (SINGAPORE) INTERNATIONAL TRADING PTE LTD	151,659,997	29.19
2	DBS NOMINEES (PRIVATE) LIMITED	86,511,024	16.65
3	ABN AMRO CLEARING BANK N.V.	67,672,900	13.02
4	DBSN SERVICES PTE. LTD.	67,062,900	12.91
5	CITIBANK NOMINEES SINGAPORE PTE LTD	57,154,720	11.00
6	KGI SECURITIES (SINGAPORE) PTE. LTD	28,526,481	5.49
7	DBS VICKERS SECURITIES (SINGAPORE) PTE LTD	23,383,300	4.50
8	BEIJING HUALIAN HYPERMARKET (SINGAPORE) PURCHASING PTE LTD	8,308,508	1.60
9	BHG MALL (SINGAPORE) PROPERTY MANAGEMENT PTE LTD	7,606,652	1.46
10	UNITED OVERSEAS BANK NOMINEES (PRIVATE) LIMITED	6,507,578	1.25
11	BEIJING HUALIAN MALL (S) COMMERCIAL MANAGEMENT PTE LTD	5,740,489	1.10
12	LIM CHIN GUAN	394,500	0.08
13	LAU TECK SIEN LIU DEXIAN	375,000	0.07
14	RAFFLES NOMINEES (PTE.) LIMITED	342,600	0.07
15	BAN HONG KEE HOLDINGS PTE LTD	341,900	0.07
16	HUANG SHU HUA	285,100	0.05
17	IFAST FINANCIAL PTE. LTD.	218,698	0.04
18	PHILLIP SECURITIES PTE LTD	210,160	0.04
19	XU ZHE	187,600	0.04
20	MORGAN STANLEY ASIA (SINGAPORE) SECURITIES PTE LTD	132,400	0.03
	TOTAL	512,622,507	98.66

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SUBSTANTIAL UNITHOLDERS' INTEREST

(As recorded in the Register of Substantial Unitholders)

Name	Direct Interest	%	Deemed Interest	%	Total	%
Beijing Hua Lian Group (Singapore) International Trading Pte Ltd	151,659,997	29.19	-	-	151,659,997	29.19
Beijing Hualian Group Investment Holding Co. Ltd. ⁽¹⁾	-	-	201,842,127	38.85	201,842,127	38.85
Beijing Hualian Department Store Co., Ltd. ⁽²⁾	-	-	41,873,622	8.06	41,873,622	8.06
Beijing Hualian Mall (Singapore) Commercial Management Pte. Ltd. ⁽²⁾	25,740,489	4.95	16,133,133	3.11	41,873,622	8.06
Hainan Hong Ju Industrial Co. Ltd. ⁽³⁾	-	-	201,842,127	38.85	201,842,127	38.85
Hainan Hong Ju Culture Media Group Limited ⁽⁴⁾	-	-	201,842,127	38.85	201,842,127	38.85
Qianhai International Holdings Co., Limited ⁽⁵⁾	67,672,900	13.02	-	-	67,672,900	13.02
Chanchai Ruayrungruang ⁽⁶⁾	-	-	67,062,900	12.91	67,062,900	12.91
Zhang Chongyu ⁽⁷⁾	62,292,440	11.99	-	-	62,292,440	11.99

Notes:

- ⁽¹⁾ Beijing Hualian Group Investment Holding Co., Ltd. ("**Beijing Hualian Group**") wholly owns Beijing Hua Lian Group (Singapore) International Trading Pte. Ltd. ("**BHG SIT**") and is deemed interested in the 151,659,997 Units held by BHG SIT.
Beijing Hualian Group holds more than 20% of the total issued equity interest of Beijing Hualian Life Supermarket Co., Ltd. ("**BHL**") which in turn wholly owns Beijing Hualian Hypermarket (Singapore) Purchasing Pte. Ltd. ("**BHH SPP**") and is deemed interested in the 8,308,508 Units held by BHH SPP.
Beijing Hualian Group more than 20% of the total issued equity interest of Beijing Hualian Department Store Co., Ltd. ("**BHDS**"), which in turn wholly owns Beijing Hualian Mall (Singapore) Commercial Management Pte. Ltd. ("**BHM SCM**"). Accordingly, Beijing Hualian Group is deemed interested in the 41,873,622 Units deemed interested by BHDS.
Accordingly, Beijing Hualian Group is deemed interested in an aggregate of 201,842,127 Units.
- ⁽²⁾ Beijing Hualian Department Store Co., Ltd. ("**BHDS**") wholly owns Beijing Hualian Mall (Singapore) Commercial Management Pte. Ltd. ("**BHM SCM**") and is deemed interested in the 25,740,489 Units owned by BHM SCM.
BHM SCM in turn wholly-owned BHG Mall (Singapore) Property Management Pte Ltd ("**PM**") and BHG Retail Trust Management Pte Ltd ("**RM**"). Accordingly, BHDS is deemed interested in the 7,606,652 Units owned by the PM and the 8,526,481 Units owned by the RM.
- ⁽³⁾ Hainan Hong Ju Industrial Co., Ltd. holds 30% of the total issued equity interest of Beijing Hualian Group and is deemed interested in the Units that Beijing Hualian Group is deemed interested in.
- ⁽⁴⁾ Hainan Hong Ju Culture Media Group Limited holds 51.0% of the total issued equity interest of Hainan Hong Ju Industrial Co., Ltd. and is deemed to be interested in the Units that Hainan Hong Ju Industrial Co., Ltd. is deemed interested in.
- ⁽⁵⁾ Qianhai International Holdings Co., Limited is deemed to have an interest in the 67,672,900 Units held through its nominee.
- ⁽⁶⁾ Dr Chanchai Ruayrungruang is deemed to have an interest in the 67,062,900 Units held through his nominee.
- ⁽⁷⁾ Mr Zhang Chongyu has a direct interest in the 62,292,440 Units held through his nominee.

THE MANAGER'S DIRECTORS' UNITHOLDINGS AS AT 11 MARCH 2026

Name	Direct Interest	Deemed Interest
Gan Chee Yen	-	-
George Quek Meng Tong	-	-
Ong Tze Guan	-	-
Xiong Zhen	125,000	-
Peng Ge	125,000	-
	250,000	-

PERCENTAGE OF UNITHOLDINGS IN PUBLIC'S HANDS

Based on the information made available to the Manager as at 11 March 2026, approximately 23.16% of the issued Units in BHG Retail REIT are held in the hands of public. Accordingly, Rule 723 of the Listing Manual of the Singapore Exchange Securities Trading Limited is complied with.