

BHG RETAIL REIT

(A real estate investment trust constituted on 18 November 2015
under the laws of the Republic of Singapore)

DEFERMENT OF ANNUAL GENERAL MEETING

BHG Retail Trust Management Pte. Ltd., as manager of BHG Retail REIT (the “**Manager**”), refers to the announcement by Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) on 27 February 2020 to allow issuers with a financial year-end of 31 December 2019 to hold their annual general meetings (“**AGMs**”) in respect of the financial year ended 31 December 2019 (“**FY 2019**”) by 30 June 2020.

In view of the recent tightened safe-distancing measures issued by the Ministry of Health in relation to the COVID-19 situation in Singapore, the Manager had sought SGX-ST’s grant of a waiver from Rule 707(1) of the listing manual of SGX-ST, which would allow an extension of time until 30 June 2020 for BHG Retail REIT to hold its AGM in respect of FY 2019 (the “**AGM Extension**”, and such waiver from SGX-ST, the “**Waiver**”).

The Manager wishes to announce that SGX-ST had on 6 April 2020 informed the Manager that SGX-ST has no objection to granting the Waiver. The Waiver is granted on the basis that BHG Retail REIT fulfils the following criteria (the “**Criteria**”):

- (i) BHG Retail REIT has a financial year-end of 31 December 2019; and
- (ii) BHG Retail REIT has received approval from the Monetary Authority of Singapore, being the relevant regulatory authority, which would accommodate the AGM Extension.

In relation to the Waiver (which is subject to the following conditions), the board of directors of the Manager confirms that:

- (i) BHG Retail REIT has fulfilled the Criteria;
- (ii) the Waiver will not be in contravention of any laws and regulations governing BHG Retail REIT and its trust deed (the trust deed of BHG Retail REIT as supplemented by the Third Supplemental Deed will be entered into prior to 15 April 2020); and
- (iii) BHG Retail REIT’s annual report for FY 2019 will be issued to unitholders of BHG Retail REIT (“**Unitholders**”) and the SGX-ST by 15 April 2020.

In light of the Waiver, the Manager wishes to announce that, subject to the COVID-19 situation, the AGM for FY 2019 will be held by 30 June 2020 (the “**2020 AGM**”).

Unitholders should note that the date of the 2020 AGM may be subject to further changes based on the evolving COVID-19 situation and any directives or guidelines from government agencies or regulatory authorities, including from the Ministry of Health (collectively, “**Directives**”). The Manager will continue to be guided by applicable Directives in conducting the 2020 AGM.

Further details regarding the 2020 AGM will be set out in the Notice of Annual General Meeting when it is issued.

BY ORDER OF THE BOARD

BHG Retail Trust Management Pte. Ltd.
(Company Registration No. 201504222D)
as manager of BHG Retail REIT

Chan Iz-Lynn
Chief Executive Officer
6 April 2020

IMPORTANT NOTICE

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

The value of Units and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of BHG Retail REIT is not necessarily indicative of the future performance of BHG Retail REIT.

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The Units are not being registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold in the United States unless registered under the Securities Act or pursuant to an exemption from registration under the Securities Act.